

\$644,900 - 153 Shannon Hill Sw, Calgary

MLS® #A2216436

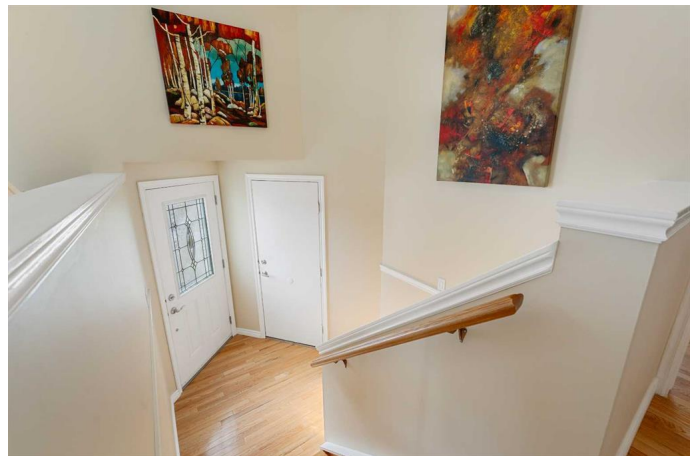
\$644,900

5 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Welcome to 153 Shannon Hill SW, your NEW home! If you are looking for an immaculately lived in, well maintained home that offers lots of living potential in a great location, look no further. From the lovely curb appeal to being fully developed top and bottom to the rear sunroom and alley access for additional parking, you have it all, oh and the secret room! From the moment you walk in the front door the pride of ownership is apparant. The main floor comprises of an extremley bright living room with a cozy fireplace and vaulted ceilings, continuing on past your dining room into your beautiful kitchen where natural light carries through with ample gorgeous granite counters and plenty of cabintry with undermount lighting, soft close drawers, a slide-out pantry making the entire space useable, stainless steel appliances leading into your breakfast nook & your screened in sunroom. The generous primary bedroom has an ample walk-in closet and a very functional 4pc ensuite with plenty of storage, dual sinks and a walk-in shower; completing the main floor are 2 additional bedrooms and a 4pc bathroom. The lower leve lhas been completely redone & it begins with a quaint built-in shoe/key cubby in the wall heading downstairs leading into a bright large family room, hosting a secret bookcase storage room & new gas fireplace, 2 large bedrooms or use one as an office or hobby room, a 3pc bathroom, fantastic storage under the stairs, and a flex area within the laundry



room which hosts a functional utility sink and counter space. So depending on your needs and requirements for a growing family or downsizing with hobbies and grand-kids, this home fits plenty of lifestyles. The rear yard has a beautiful sunroom which is fully permitted, a good size yard area, with rear access to allow for additional parking plus 2 storage sheds. The double attached garage is insulated, drywalled & heated. A few things to note: triple pane windows, upgraded attic in insulation, Poly-B REPLACED in 2019; new Hot water tank 2019; since 2019: new hardwood in upstairs bedrooms, new blinds most are black-out, freshly painted, basement completley redone with dry core sub-floor, vinyl flooring, new gas fireplace, new 3pc bathroom with walk-in shower & heat lamp with timer, new vanity, new water softener, replaced existing deck with screw piles & new deck & then added permitted sunroom with opening windows with screens & how many homes have a secret room? Don't miss out on the opportunity to own this wonderful home!

Built in 1991

Essential Information

MLS® #	A2216436
Price	\$644,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,357
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	153 Shannon Hill Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office CIR Realty

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