

**153 Shannon Hill SW**  
**Calgary, Alberta****MLS # A2216436****\$644,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Living Room TV & Mount, 2 x storage sheds, garage heater, garage mounted wire shelving, garage mounted cabinets

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 completely 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!