



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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46 Shannon Crescent SW
Calgary, Alberta

MLS # A2264924



\$659,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,091 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV in the bathroom in ensuit

OPEN HOUSE - Sunday (October 19) from 1:00 pm till 3:00 pm! Welcome to this beautifully maintained five-bedroom family home located in a quiet cul-de-sac in Shawnessy, set on a massive, 6652 SF pie-shaped lot that backs onto a treed walking path and sides onto a park, offering exceptional privacy and an inviting natural backdrop. The main floor features vaulted ceilings and rich cherry wood flooring, with a spacious front living room and formal dining area that provide an ideal setting for family gatherings and entertaining. The well-designed kitchen includes granite countertops, recently upgraded stainless steel appliances, and a bright breakfast nook that overlooks the backyard and opens to a comfortable family room with a wood-burning fireplace. Step outside onto a large, sun-filled deck that extends your living space outdoors and leads to a large, fully fenced backyard surrounded by mature trees, perfect for outdoor enjoyment and recreation. The upper level offers three generous bedrooms, including a primary suite with a four-piece ensuite updated in 2017, as well as two additional bedrooms that share a full bathroom refreshed in 2021. The lower level features a cozy media room and a fourth bedroom, while the additional basement level is open for development or ideal for storage, or a home gym. This home has been thoughtfully updated over the years, including a new hot water tank in 2024, new deck railing and exterior paint in 2024, roof shingles replaced in 2017, all poly-b pipes were changed to PEX in 2022, and a wood-burning fireplace professionally cleaned and inspected in 2023. Located in a well-established and family-friendly community, this property is within walking distance to 3 schools, parks, playgrounds, and pathways, with convenient access to Shawnessy Town Centre, Fish Creek Park, Macleod Trail, Stoney Trail, and the

Shawnessy LRT station. A rare opportunity to enjoy a spacious home with an exceptional lot and a beautiful setting close to everything.