

**3 Shannon Mews**  
**Rural Foothills County, Alberta**

**MLS # A2305542**



**\$2,650,000**

<b>Division:</b>	Shannon Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,463 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Quad or More Attached		
<b>Lot Size:</b>	3.73 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Environmental Reserve, Lawn, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-21-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Gate at Driveway , Window Coverings , Hot tub

push VIRTUAL TOUR LINK for Video - Most people don't even realize this acreage community exists—tucked quietly between Okotoks and Calgary, offering the rare ability to live on 3.73 acres while staying just five minutes from everything that matters. From here, kids can walk or bike to both St. Francis and Heritage Heights schools, head to the nearby Scott Seaman Sports Rink (& indoor walking track) for hockey or skating, or meet friends at Davisburg Hall—a true community hub with seasonal events, sports programs, fitness classes, and a new park. Surrounded by multiple golf courses (Launchpad) and set in a location that's both connected and private, this is a lifestyle that's hard to replicate. Built in 2024, this fully developed, custom bungalow offers over 4,700 sq ft of refined living space, designed for both everyday comfort and effortless entertaining. Vaulted ceilings elevate the main living area, while the thoughtful layout includes 5 bedrooms and 3.5 bathrooms, with two ensuites on the main floor—ideal for families or multi-generational living. The heart of the home opens onto a massive covered deck, complete with gas lines for heaters and BBQ, and wired for sound—creating a seamless indoor-outdoor experience. Downstairs, in-slab heat adds year-round comfort, complemented by air conditioning, a Generac 18KW backup generator, and a long list of behind-the-scenes upgrades that make daily living easy. The 1,075 sq ft triple attached garage offers exceptional space with high ceilings, while the grounds are fully equipped with an 11-zone irrigation system, raised self-watering garden beds, a 2,300-gallon cistern, and even a robotic lawn mower—allowing you to enjoy the land without the maintenance burden. This is more than just a home—it's a place where space, convenience,

and community come together in a way that's rarely offered. \*\*\*NOTABLE FEATURES LIST\*\*\* | In-slab Heat in Lower Level & Garage. | | Theatre Room Wired for Overhead Projector. || Steam Shower &ndash; Roughed In. || Induction Stove w/ Gas Hookup if Preferred. || 18KW Generac Generator. || Vaulted Ceiling on Main & 9ft in Lower Level. || Main Floor Laundry Room || Butler Pantry. || Large Covered Deck w/gas hookups for overhead heater. || Husqvarna Robot Lawn Mower. || Air Conditioning. | | 2300G Cistern. || 4 Raised Self-Watering Vegetable Boxes. || 11 Zone Irrigation System (In-Ground Sprinklers). || HRV Air Exchange. || EV Charge &ndash; Rough In. || Surround Sound &ndash; Rough In. || 1,075 SQ.FT garage with just over 9-foot ceilings (25' x 48') w/ Slab Heat & Drain. |