

**8 Shannon Loop**  
**Rural Foothills County, Alberta**

**MLS # A2317975**



**\$2,275,000**

<b>Division:</b>	Shannon Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,868 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Engineered Septic, Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-21-29-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Wet Bar

**Inclusions:** n/a

Welcome to 8 Shannon Loop, an extraordinary estate property nestled on 2.99 beautifully landscaped acres in prestigious Shannon Estates. Renowned as one of Foothills County's most desirable luxury acreage developments, Shannon Estates offers the perfect blend of private country living and urban convenience. Located south of Calgary and 10 minutes NE of Okotoks, residents enjoy stunning views, expansive estate lots, pathway systems, off-leash areas, and a central nature reserve, all while benefiting from quick access to major transportation routes. Schools, shopping, healthcare services, and everyday amenities are close by, with both St. Francis of Assisi and Heritage Heights Schools within walking distance. Built with energy-efficient Insulated Concrete Form (ICF) construction, this exceptional 2868 sq' walkout bungalow delivers superior insulation, outstanding durability, and remarkably low utility costs—averaging less than \$540 per month, the walls are one foot solid. Designed for both elegant entertaining and comfortable family living, the home showcases a spectacular chef's kitchen centered around a Wolf gas range and striking mosaic tile backsplash. Two oversized islands provide exceptional workspace and gathering areas, with one featuring a hidden motorized lift television and raised breakfast bar. Designer chandeliers add sophistication to the dining and breakfast spaces. The spacious living room is anchored by a beautiful fireplace framed by custom built-in cabinetry, while large windows capture breathtaking views of the meticulously maintained grounds. The desirable west-facing backyard fills the home with natural light and opens onto a full-length deck complete with a built-in BBQ—an ideal setting for entertaining guests or enjoying spectacular Alberta sunsets. The main floor

features two generous bedrooms, including an impressive primary retreat with vaulted ceilings and a spa-inspired ensuite complete with a deep soaker tub, oversized walk-in shower, and luxurious finishes. A conveniently located main-floor laundry room enhances everyday functionality. The fully developed walkout lower level offers exceptional additional living space, including a large family and recreation room with a custom media wall, wet bar, and direct backyard access. Three additional bedrooms provide flexibility for family, guests, or home office use. This level also includes a dedicated wine cellar, exercise/yoga room, recreation area, a convenient two-piece bathroom, and a beautifully appointed Jack-and-Jill four-piece bathroom. Car enthusiasts, hobbyists, and those needing extensive storage will appreciate the incredible garage capacity, featuring both an attached double garage and an oversized detached triple garage, providing ample room for vehicles, recreational equipment, workshop projects, and more. Combining premium construction, luxurious finishes, energy efficiency, and prime location. Detached garage has cold water + 220 V service, RV pad outside has 30 Amp service.