



**GRASSROOTS**  
REALTY GROUP

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**40 Strathearn Crescent SW**  
**Calgary, Alberta**

**MLS # A2213880**



**\$678,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	On Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Nestled in the heart of the desirable community of Strathcona Park, this beautifully renovated home offers a perfect blend of modern upgrades and timeless charm. Charming curb appeal with a beautifully landscaped front lawn and railed deck. Featuring an updated kitchen, Vinyl plank flooring flooring, high-efficiency furnace, and central air conditioning, this home is move-in ready and designed for easy, comfortable living. Step inside to discover a bright and inviting layout with stylish finishes throughout. The kitchen has been tastefully redesigned with updated cabinetry, sleek quartz countertops, and newer stainless steel appliances &ndash; ideal for everyday living and entertaining. The new flooring flows seamlessly throughout the main level, enhancing the fresh, contemporary feel of the home. Open plan living and dining rooms flow through to the kitchen with nook area and onto a cozy family room with wood burning fireplace. A convenient powder room and door to the huge deck and yard finish this floor. Upstairs, you'll find spacious bedrooms and updated bathrooms including a spacious Master with walk in closet and ensuite, while the lower level provides additional living space perfect for a rec room, office, or gym and a 4th bedroom and bathroom. Enjoy peace of mind with all the major mechanical updates already taken care of, including the furnace 2016, hot water tank 2023, Roof 2023, Windows and doors 2020 and central air conditioning 2023 &ndash; ensuring year-round comfort. Huge oversized single garage offers loads of storage for all your toys. Located on a quiet crescent in a family-friendly neighbourhood, this home is close to top-rated schools, parks, shopping, and easy access to downtown. Don&rsquo;t miss the opportunity to make this stylish, turn-key property your next home.

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