



**GRASSROOTS**  
REALTY GROUP

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**1605 Strathcona Drive SW**  
**Calgary, Alberta**

**MLS # A2214013**



**\$900,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** na

Step into the highly sought-after community of Strathcona Park. From the moment you enter the grand foyer, you'll be captivated by the soaring vaulted ceilings and an abundance of natural light that sets the tone for this exceptional home. Rich hardwood floors guide you past the dining room with graceful arched doorways into a spacious and inviting living room, complete with a cozy gas fireplace—perfect for relaxing evenings. The heart of the home is a beautifully appointed kitchen, featuring granite countertops, nice appliances, a central island, and custom cabinetry that makes the most of the home's impressive 9' ceilings. The adjacent sun-drenched breakfast nook offers oversized windows that frame the morning light—ideal for casual meals or your morning coffee. Upstairs, the bright and airy bonus room with its vaulted ceiling and large south-facing windows creates the perfect space for family gatherings or quiet time. The primary suite offers comfort and sophistication with a generous walk-in closet and a spa-like 4-piece ensuite, complete with a jacuzzi tub. Enjoy the outdoors with a large green space and sports field just across the street. Located minutes from downtown and walking distance to the west LRT line, shopping, schools, and the Westside Recreation Centre, this home offers the perfect blend of luxury and convenience. Don't miss your chance to own in one of Calgary's premier neighbourhoods!