



GRASSROOTS
REALTY GROUP

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15 Strathlea Close SW
Calgary, Alberta

MLS # A2226591



\$839,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 15 Strathlea Close SW – a beautifully maintained family home nestled in the heart of prestigious Strathcona Park! Situated on a quiet, family-friendly close, this bright and spacious two-storey residence offers over 2,150 sq.ft. of comfortable living space with 3 bedrooms and a versatile bonus room. The main floor boasts a functional layout featuring a sunny kitchen with maple cabinetry, tile flooring, and a large central island — perfect for casual meals and entertaining. A cozy great room with a double-sided fireplace opens into the lifestyle/dining room, while a convenient 2-piece bath and laundry/mudroom with access to the double attached garage complete the main level. Enjoy summer evenings in the sun-drenched south-facing backyard with a stylish cedar deck, complete with glass and aluminum railings. Upstairs, the spacious bonus room provides excellent flexibility for a home office, play area, or media space. The full, unfinished basement is ready for your creative touch, featuring high ceilings (9'8"). Located just minutes from top-rated schools, shopping centres, parks, and pathways, this is a fantastic opportunity to join one of Calgary's most desirable communities. Don’t miss out — book your private showing today!