



GRASSROOTS
REALTY GROUP

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131 Stratton Crescent SW
Calgary, Alberta

MLS # A2232283



\$823,500

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,872 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Door Opener, Shower Stall Kit (for 1.2 bath), Light Fixtures

Welcome to Strathcona Park Living at Its Finest! Nestled on a quiet street across from a peaceful green space, this beautifully maintained 4-level split home offers the perfect blend of space, comfort, and functionality in one of Calgary's most desirable communities, Strathcona Park. Step inside and be greeted by a bright and airy main living space featuring vaulted ceilings, wrap-around windows, and warm real hardwood flooring that flows seamlessly into the formal dining room. The kitchen is both stylish and functional, with wrap-around countertops, subway tile backsplash, white cabinetry with sleek black hardware, and a full suite of white appliances—perfect for home cooks and entertainers alike. Upstairs, you'll find newly installed luxury vinyl plank flooring throughout. The spacious primary bedroom easily accommodates a king-sized bed and includes a private 3-piece ensuite. Two additional generously sized bedrooms and a modern 4-piece bath with a Bath Fitter tub complete the upper level. The third level features a welcoming family room with a stone-faced, wood-burning fireplace, ideal for cozy evenings or movie nights. Patio doors open to the sunny, south-facing backyard, making indoor-outdoor living a breeze. A convenient 2-piece bath is also located on this level, with the option of converting it into a full bathroom using the included shower kit that the current owner can leave behind. Downstairs, the finished basement offers a versatile recreation room, ample storage, and a laundry area, alongside a well-maintained furnace and a brand-new instant hot water tank for added peace of mind. Outside, enjoy the beautifully landscaped and fully fenced backyard, complete with a wooden deck, terraced garden beds, and private space to relax or entertain under the sun. The double attached garage adds both

comfort and convenience, especially during Calgary’s winter months. This home is ideally situated just minutes from top-rated schools, community hall, parks, shopping, and transit, with easy access to Downtown Calgary and the Rocky Mountains.