



GRASSROOTS
REALTY GROUP

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40 Strathearn Crescent SW
Calgary, Alberta

MLS # A2256507



\$678,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, , Microwave Hood Fan, Refrigerator, Washer, Garage Door Opener

Welcome to this BEAUTIFUL and UPDATED home in the highly sought-after community of Strathcona Park! This 4-BEDROOM, 3.5-BATHROOM home showcases a BRIGHT and OPEN layout with both a living room featuring large windows AND a family room complete with a cozy wood-burning FIREPLACE. The spacious kitchen offers ample cabinets and counter space, an eating bar, STAINLESS STEEL fridge, and a dining area. Patio doors lead to your large DECK and fenced backyard. Upstairs you'll find 3 well-appointed bedrooms and a 4-PC BATHROOM. The PRIMARY BEDROOM includes a large walk-in closet and a full ENSUITE. The basement is fully finished with a versatile flex space, 4th BEDROOM, another FULL BATHROOM, and plenty of STORAGE. Outside, enjoy your DECK overlooking a nice-sized yard and an oversized single detached GARAGE. RECENT UPGRADES include: NEW ROOF (2023), NEW HOT WATER TANK (2023), CENTRAL AIR (2023), NEW WINDOWS & DOORS (2020), and NEW FURNACE (2016). This home is just a short walk to the LRT, close to shopping, and surrounded by excellent schools. Strathcona Park is truly unique with access to a 23-hectare ENVIRONMENTAL RESERVE featuring ravines, off-leash parks, and bike paths—an URBAN OASIS in the city.