



GRASSROOTS
REALTY GROUP

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488 Strathcona Drive SW
Calgary, Alberta

MLS # A2257430



\$815,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,501 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Heated Garage, In		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed, Alarm System		

Welcome to this charming, standout bi-level with 2300+ square feet of living space in desired Strathcona Park. The exceptional layout showcases the best of the individual areas of the home and outdoor spaces. Ideal for relaxation and accommodating large gatherings. The large foyer with high ceiling takes you to upper and lower family spaces. The centerpiece open concept living room features hardwood flooring, large south-facing windows and two doors opening onto a balcony. The dining space is suited for a grad table. A modern and functional kitchen highlights are induction oven, serving counter, and a table space overlooking the picture perfect backyard. Through a hallway are a full washroom and great sized bedrooms. The retreat, king-size primary bedroom has extra space for crib, desk, or lounging furniture. The ensuite is complemented by the walk-in shower with glass doors. On to the fully developed basement… there is great accessibility with front and back stairwells that improve airflow and lighting. The recreation room has a big south-facing window, raised hardwood floor, and fireplace. Though the adjacent glass french doors is the large den that is great for an office, or easily converted to a fourth bedroom. Adding to the efficient layout are the conveniently located full bathroom, spacious laundry room, storage room great for a cold room or winemaking, and utility room with 2 furnaces and even more storage space. The man-cave double garage is insulated and heated, and has window and water line. The large tree-lined lot is fully landscaped and easy keep. The backyard is a true peaceful getaway with a tiered deck, walk-in storage shed, and big grassed play space. More to mention are the paving stone driveway and decorative fencing. The longtime owner has exceptionally maintained this home. Upgrades include vinyl windows (some

triple-glazed), stucco, kitchen, ensuite, and water heater. This quiet established neighborhood is walking distance of exceptional elementary schools, parks, and trails through the ravine greenspace with plenty of wildlife. Just a little further is Bow Trail, Edworthy Park, a C Train station, and more schools. Conveniently accessible are commercial centers, downtown, Universities, and major roads. The curb appeal draws you in and the warmth and beautiful finishes will make you want to stay and enjoy the positive atmosphere. Don't miss your chance to discover the value of this truly wonderful home.