



GRASSROOTS
REALTY GROUP

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131 Stratton Crescent SW
Calgary, Alberta

MLS # A2257552



\$725,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,872 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 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: n/a

Price Reduced & Seller Motivated! Spacious 4-Level Split in Sought-After Strathcona Park. Welcome to this beautifully maintained 1,800 sq ft 4-level split detached home, ideally located on a quiet street in the desirable community of Strathcona Park. Directly across from a serene green space, this home offers the perfect balance of comfort, functionality, and location. The main level features soaring vaulted ceilings, wrap-around windows, and hardwood flooring, creating a bright and inviting living area. The formal dining room flows into a well-appointed kitchen with wrap-around countertops, subway tile backsplash, white cabinetry with black hardware, and matching white appliances. Upstairs, enjoy new luxury vinyl plank flooring, a spacious primary bedroom with 3-piece ensuite, and two additional bedrooms served by a modern 4-piece bath with a Bath Fitter tub. The third level offers a warm and inviting family room with a stone-faced wood-burning fireplace and patio doors leading to the south-facing backyard. A 2-piece bath is also located on this level, with potential to be converted to a full bath using the included shower kit. The finished basement includes a large recreation room, laundry area, and ample storage, as well as a well-maintained furnace and brand-new instant hot water tank. Outside, the fully fenced and landscaped backyard features a wooden deck and terraced garden beds, perfect for relaxing or entertaining. A double attached garage adds year-round convenience. Conveniently located close to top-rated schools, parks, community amenities, shopping, transit, and offering easy access to Downtown and the Rockies, this home presents exceptional value in a premium location.