



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1458 Strathcona Drive SW
Calgary, Alberta

MLS # A2259269



\$1,495,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,735 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Workshop in Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: Garage heater, exterior lighting, solar panels, shed, alarm system and hardware (no contract to assume), pool table, fridge in lower level, bonus room wall unit

Welcome to your new home in the heart of Strathcona. A picturesque location backing directly onto a beautifully treed area for a very private and stunning south facing backyard for all the peace and quiet you could want! Close to all levels of schools in the area including the celebrated Dr. Roberta Bondar elementary, shopping, walking paths, greenspace, recreation centres, LRT, and the commuter roads to get you wherever you need to be in minutes! This home has been lovingly maintained by the original owners and offers 4 bedrooms, 4 bathrooms and more than 3700 sqft of beautifully appointed and cared for living space. The bright and open main level has spacious kitchen with walk through pantry to the mudroom and laundry area, dining room and cozy family room with gas fireplace and patio doors to the huge deck overlooking the yard and trees. Upper level has 3 bedrooms that includes a spacious primary bedroom with walk in closet and full ensuite with heated floors. The full walkout lower level has bedroom, full bath and a large recreation and games area with custom built ins and gas fireplace and even includes the pool table…walk out to the covered lower patio to really enjoy your private yard and natural area. Many features and upgrades include central Air conditioning on the upper level, energy efficient solar panels, custom exterior house illumination, heated oversized double attached garage, irrigation system, gas line for BBQ or fire tables on upper and lower decks and even a convenient laundry chute! This part of the city has evolved to be THE place to be, with continually expanding lists of restaurants, schools and businesses choosing the southwest hill.