

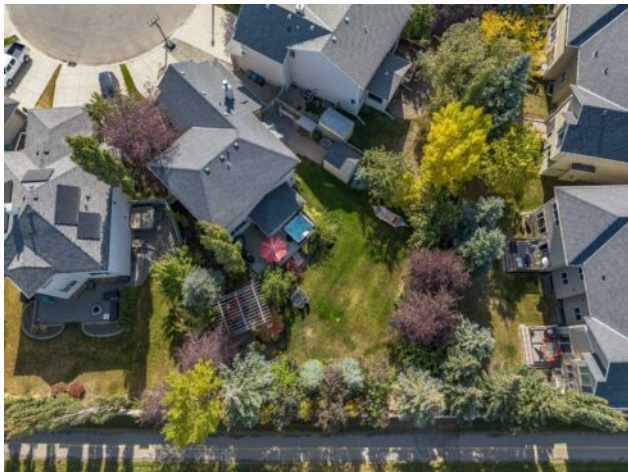


GRASSROOTS
REALTY GROUP

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57 Strathlea Grove SW
Calgary, Alberta

MLS # A2261498



\$1,000,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Many Trees, No F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Once every 10-15 years a home that gets EVERYTHING right hits the market. You know the type &it's got the best lot on the street; the one that has ALL THE FEATURES, UPDATES, AND UPGRADES. This is such a property. Perfectly positioned within its quiet cul-de-sac, your future home's outdoor spaces are every bit as remarkable as the home itself‐designed to offer a retreat, a playground, and a gathering place all at once. Along the side, find ample room for storage, several sheds, and even your own private cold plunge. Meander further and discover a hammock tucked beneath the trees, perfect for an afternoon nap. A generous open lawn in the middle of it all is ready for either soccer & lacrosse games in the summer ‐or a sizeable hockey rink in the winter, why choose? Once you're ready to call it a night, a pergola with its own fire-pit & seating area for evenings under the stars are ready for you. If all of that wasn't enough your upper deck further extends the usable living space with room for a BBQ, smoker, and hot tub‐transforming your acreage-like backyard into an entertainer's dream, and a sanctuary for every season of your life. Did we mention that there are no neighbour's backing onto your property? Your backyard oasis truly is that private. Moving inside, pride of ownership and a keen eye to design & detail is evident across the almost 3000 sq. ft. of developed space, but above all, it's the freshly upgraded kitchen and family area that must be experienced. With plenty of room for everyone, this 4 bedroom, 3.5 bathroom home is outstandingly equipped for all the needs of a growing family, including a spacious laundry room, a large office on the main floor, to name a few. Not to be forgotten, the fully developed basement comes with a full-size bedroom, bathroom, large family

room, and a versatile office or storage space—perfect for guests, teenagers, or play. The list of updates & upgrades (totalling near 60 thousand dollars) carried out in the last year or so is extensive but we are proud to name some of the most relevant items: main floor hardwood sanded and refinished, a tasteful & comprehensive, top-to-bottom kitchen renovation, a new second-floor bathroom, as well as updated carpet upstairs. Homes like this seldom come for sale, and after 10+ years off-market, 57 Strathlea Grove is ready for a new family looking for a truly spectacular place to call home. Within minutes from schools, all services & amenities, golf courses, etc, call your Realtor and schedule a showing today!