



**GRASSROOTS**  
REALTY GROUP

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**36 Strathlorne Crescent SW**  
**Calgary, Alberta**

**MLS # A2261749**



**\$774,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Irregular		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage		
<b>Inclusions:</b>	range hood fan		

OPEN HOUSE SUNDAY OCT 5, 2-4 pm! Welcome to your NEW HOME on STRATHLORNE CRESCENT IN THE HIGHLY SOUGHT AFTER COMMUNITY OF STATHCONA PARK! This 2 story WALK OUT HOME is in an Exceptional location on family oriented street across from a green space where families thrive & live. Conveniently located close to top rated public & private schools, shopping, pathway systems and a short commute to the Core. This home BOASTS 3 bedrooms, 2.5 baths, in nearly 3000 sq. ft. floorplan on an enormous & rare 8094 sq. ft. lot which backs south. It is quite PRIVATE & is fully fenced & landscaped with beautiful Apple, Crab Apple & Evergreen trees as well as garden beds. This home has been well maintained over the years and is the first time being brought to market. Most recently a new Sky light was replaced as well as the upper deck off the Primary Bedroom was replaced & resealed. Also in 2025 a new HiSense Refrigerator was installed. In 2020 a number of renovations were performed by Claude with Above and Beyond Renovations a well known renovator in the area. He installed the luxury vinyl plank, 3 new toilets, Samsung Electric Range, painted, replaced the Upper deck complete with railing, quartz countertops as well as some new light fixtures. 2015 A new Bosch dishwasher was installed as well as 2 New Hi Efficiency Furnaces, 2 Gen Aire humidifiers and Asphalt shingles. The furnaces, humidifiers and ducts have just been serviced, cleaned & ready for the new Owners. Book your Showing Today as this Opportunity to OWN in this Highly Sought After Community won't Last!