



GRASSROOTS
REALTY GROUP

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15 Strathlorne Bay SW
Calgary, Alberta

MLS # A2272549



\$1,150,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,377 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s)		

Inclusions: Children's yard play house maybe included/excluded.

Homes on the ravine rarely come on the market. Those with south facing pie lots are even more coveted. This home boasts four bedrooms in addition to renovations and upgrades. It graciously awaits new owners to add their love and finishing touches. It's an amazing opportunity! The current owner is ready to let this slightly unpolished diamond go so you can make it your own. The floor plan is open and bright with sun beaming in from the south facing windows. The front living room and the more secluded family room are both complimented by fireplaces. Wood burning in the living room and natural gas in the family room. This is one of those few properties that you visit and it's easy to feel yourself living in. Stop, listen, and you can hear the laughter of friends and family gatherings. Indoor entertaining spill out into summer time deck parties to your own private acreage in the city. Venture a little further from the deck to discover the poured concrete patio fire-pit area on the ravine. It's a place where conversation and laughter is as never ending as the stars above. The intoxicating flickering firelight entices as nature's calm envelopes you. It feels so right. - Upstairs there are three bedrooms plus the spacious primary retreat. And "Surprise!" a unique secluded den tucked into a private corner. It's a perfect getaway sanctuary with sun inviting windows and ravine views. The lower level is almost finished (needs a couple of your personal touches as well) with another bedroom (not legal egress), a rec/theatre room and rear hobby or games room. There is even an area reserved for a future bathroom. This could easily be "the dream house in the dream location" that you've been waiting for. Come have a look.... If you blink, it could be gone forever.

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