



**131 Stratton Crescent SW
Calgary, Alberta**

MLS # A2293052



\$799,990

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,260 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water		

Inclusions: Call Seller Directly

Click brochure link for more details** Over 2000 Sq. Ft. of Fully Renovated Excellence! Experience a complete top-to-bottom transformation in the sought-after community of Strathcona Park. This spacious move-in ready 4-level split has been reimagined for the modern buyer: **GOURMET KITCHEN:** Brand new cabinetry, quartz countertops, and a full suite of brand new stainless steel appliances. **DESIGNER INTERIOR:** New LVP flooring throughout + refinished hardwood, high-end light fixtures, and a sleek updated electric fireplace. **MECHANICAL SECURITY:** Enjoy the longevity of a new roof, updated electrical & plumbing systems as well as the efficiency of a tankless water heater. **OUTDOOR LIVING:** Step out to a professionally landscaped, multi-level backyard—perfect for summer hosting. **PRIME LOCATION:** Directly across from Strathcona Ravine and a 2-minute walk to Community Centre and two Schools. Perfectly positioned on the quietest street of Strathcona Park, this singular property represents a rare opportunity that must be experienced firsthand!