



**44 Strathclair Rise SW  
Calgary, Alberta**

**MLS # A2294964**



**\$649,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Play structure in backyard. Sheds.

\*\*\*\*OPEN HOUSE SATURDAY 21 MARCH 1:00 PM TO 3:00PM\*\*\*\* Welcome to this well-proportioned home in the highly sought-after community of Strathcona Park, known for its excellent schools, beautiful parks, and convenient shopping and transit. With downtown Calgary just a 15-MINUTE DRIVE away and easy routes to the mountains, this is a location that's hard to beat. \* Offering 4 BEDROOMS and 3.5 BATHROOMS with 1,411 SQ.FT above-grade living space plus a FINISHED BASEMENT, this home features a functional, OPEN PLAN layout designed for comfortable family living. \* The main floor living space is updated with VINYL PLANK FLOORING THROUGHOUT. The main living room showcases a VAULTED CEILING and BAY WINDOW, creating a bright and inviting space. The kitchen is equipped with a GAS STOVE, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES, and connects seamlessly to the dining area, perfect for family gatherings. And the family room with wood burning fire overlooks the backyard—great for watching the kids. A back entry foyer and half bathroom completes this level. \* Upstairs, the primary bedroom includes a WALK-IN CLOSET and a recently updated MODERN ENSUITE. There are two further good sized bedrooms, a family bathroom and a linen closet on this level. \* In the basement you will find a 4th bedroom, a 3rd bathroom, and a spacious recreation room that could easily be used a 5th bedroom if required. There is also a central multi-purpose area, and the laundry/mechanical room with a sink. The basement also benefits from additional heating from electric baseboards. \* The SPACIOUS BACKYARD features a LARGE DECK and PERGOLA, creating a great setup for outdoor gatherings. The property also benefits from a long DRIVEWAY with

PARKING FOR THREE VEHICLES. Additional features include AIR CONDITIONING, a NEW FURNACE (2023), HOT WATER TANK (2022), NEWER WINDOWS AND DOORS, and a NEWER ROOF. A fantastic opportunity to own in one of Calgary's most desirable communities, offering space, functionality, and value. Book a showing today and find out why this could be a smart move for you!