



**115 Strathaven Circle SW
Calgary, Alberta**

MLS # A2296918



\$970,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub

Inclusions: Air Conditioner Unit, Garage Controls, All Window Coverings

Welcome to Stathcona Park, truly one of Calgary's most family oriented and sought after communities. This home is a fantastic, custom built gem that brings a very unique and desirable layout to your families next home. As you take in the gorgeous curb appeal you'll notice the tiled roof, brick and stucco exterior lending to a durable and reliable home that will last through the ages along with quaint gardens and mature trees. As you enter your new home you are greeted with a blend of tile and gleaming hardwood floors that will invite you in to high ceilings, see through stair cases, windows everywhere and a fantastic open floor plan. A formal sitting room overlooks your front yard and is the perfect place for reading or conversation with guests. Your sunken living room with soaring ceilings is a focal point of the home and a show stopper to say the least accompanied by your gas fire place and door leading to the wrap around deck. Your dining room is the perfect size for entertaining or for quite nights home with the family. Your well equipped kitchen features thick granite counter tops, stainless steel appliances, a gorgeous breakfast nook surrounded by windows overlooking the back yard and access to the rear deck, perfect for indoor/outdoor dining and entertaining. Another sitting room with gas fireplace is attached to the kitchen and is perfect for a home office, library or TV room. Your half bathroom/laundry room finishes off the main floor before heading upstairs. On the upper level you have a perfect layout starting with a small seating area leading through french doors to your primary suite. Opulence is the word to describe your primary retreat. Large enough for an oversized king bed, all of your additional bedroom furniture and a seating nook bathed in light, overlooking your back yard. The spa style ensuite gives luxury hotel vibes with a large soaker tub, walk-in shower,

beautiful tile work and dual sinks. The second and third bedrooms are a great size and each have a door to the full bathroom directly from the bedrooms. The basement is fully finished as an entertainment space and includes the pool table making it the perfect area for family game night or to host your friends for the big sporting event on that weekend. The outdoor space is really what makes this home special with a large deck, expansive yard with mature trees and backs directly on to a playground that you can access from a gate in your back fence. Truly one of the most special features of this home. Your new home is right in the middle of 3 amazing schools within minutes from your front door, Strathcona Park Board Walk down by the river, soccer fields, parks, pathways and playground's making this a unique opportunity to own this stunning home in one of Calgary's most desired communities. Welcome Home