



**44 Strathclair Rise SW
Calgary, Alberta**

MLS # A2300232



\$625,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,411 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, No Neighbor		

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

OPEN HOUSE SATURDAY 11 APRIL 1:00M 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 access to the mountains, this is a location that's hard to beat. Offering 4 BEDROOMS and 3.5 BATHROOMS with 1,411 SQ.FT. OF ABOVE-GRADE LIVING SPACE plus a FULLY FINISHED BASEMENT, this home features a functional OPEN-CONCEPT LAYOUT designed for comfortable family living. The main floor is enhanced with VINYL PLANK FLOORING THROUGHOUT, creating a modern and cohesive feel. The bright and welcoming living room showcases a VAULTED CEILING and BAY WINDOW, filling the space with natural light. The kitchen is both stylish and practical, complete with a GAS STOVE, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES, and flows seamlessly into the dining area—perfect for family meals and entertaining. Just steps away, the cozy family room features a WOOD-BURNING FIREPLACE and overlooks the backyard, ideal for keeping an eye on the kids while relaxing. A convenient back entry foyer and 2-PIECE BATHROOM complete the main level. Upstairs, the spacious primary bedroom offers a WALK-IN CLOSET and a recently updated MODERN ENSUITE. Two additional well-sized bedrooms, a full family bathroom, and a linen closet provide plenty of space for a growing family. The finished basement adds even more versatility with a 4TH BEDROOM, FULL BATHROOM, and a large recreation room that could easily function as a 5TH BEDROOM if needed. A central flex space and a laundry/mechanical room with a sink add to the home’s

practicality, while ADDITIONAL ELECTRIC BASEBOARD HEATING ensures comfort year-round. Step outside to enjoy the SPACIOUS BACKYARD, featuring a LARGE DECK and PERGOLA—perfect for summer gatherings and outdoor entertaining. The property also offers a long driveway with PARKING FOR THREE VEHICLES, plus POTENTIAL FOR A REAR GARAGE (subject to planning approval), similar to neighbouring homes. Additional upgrades include AIR CONDITIONING, a NEWER FURNACE (2023), HOT WATER TANK (2025), and NEWER ROOF (2021) providing peace of mind for years to come. A fantastic opportunity to own in one of Calgary's most desirable communities, offering SPACE, FUNCTIONALITY, AND VALUE. Book your showing today and discover why this could be your next smart move!