



**57 Strathlea Court SW  
Calgary, Alberta**

**MLS # A2146297**



**\$1,350,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,423 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s), Wired for Sound

**Inclusions:** Murphy Bed, Doorbell Video Camera

You won't beat this executive, custom-built home with over 3500 sqft of developed living space, offering a peaceful retreat on a spacious 1/4-acre lot. Discover the advantage of easy access to the city center while enjoying a tranquil estate style home in one of Calgary's most desirable locations. But, have no fear, 5 zone irrigation will help make lawn care that much easier. Spend your summer evenings relaxing on the massive deck, equipped with a natural gas line for convenient BBQs, while overlooking the serene forested natural space bordering your backyard. Step down to the stone patio, with another gas connection for a fire pit or portable heater, or roam the expansive yard. Your entire family will choose their adventures for years to come, from the sandbox to the field in one family-sized yard. Step inside and discover a thoughtfully designed and freshly painted open floorplan with recently refinished hardwood. The main floor boasts a chef-inspired kitchen featuring a large island, gas range and seemingly endless counter space; ideal for hosting family meals or gatherings. Step down to the living with a central gas fireplace and built in shelving, and massive windows allowing natural light to flood the main living and dining spaces. The front room provides a dedicated home office, or a relaxing flex space for family hobbies. Head upstairs to find four generous bedrooms, each featuring sound proofing insulation for optimal privacy. The spacious primary suite features a 3 sided fireplace and 5 pc ensuite. 3 more large bedrooms and a 4pc main bath complete the family's upper level retreat. The finished basement is built for entertainment lovers. Soundproofed insulation and pre-wiring create the ultimate home theatre space, perfect for movie nights or hosting unforgettable gatherings, including that well place Murphy Bed for surprise

guests. Additionally, the basement boasts 9-foot ceilings for a bright and open feel throughout. The unfinished room includes an egress sized window for a potential 5th bedroom as well. The oversized heated garage provides ample storage and features hot and cold running water, perfect for car enthusiasts or those who love a clean workspace. Mezzanine storage adds even more functionality. Situated on a prime location in always desirable Strathcona Park, your new family home borders the playground of Roberta Bondar School, as well as a natural forest, and offers easy access to a variety of public and private schools. Close proximity to amenities ensures convenience, and a 20-minute commute to downtown makes city life effortless. Quick access to major roadways like Stoney Trail and Highway 1 provides easy connection to all corners of the city and rapid escapes to the mountains. This family-friendly and well established community offers great neighbours and amazing memories for your family too!