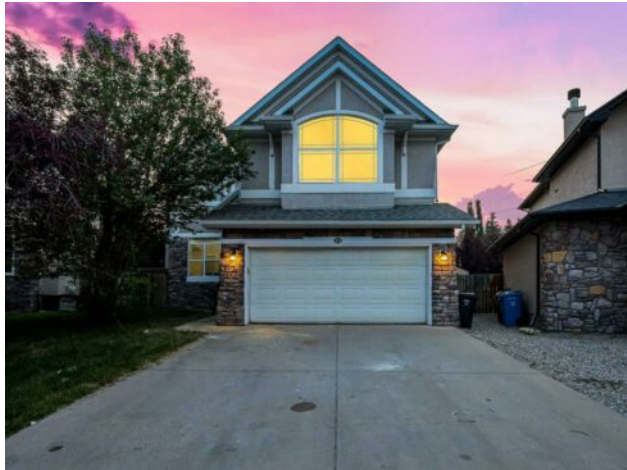




**53 Strathlea Grove SW  
Calgary, Alberta**

**MLS # A2150430**



**\$994,999**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

FULLY RENOVATED 5-bedroom 4-bath CUL-DE-SAC home on a big pie-shaped lot in Calgary's prestigious and most desirable location. Brand new upgraded kitchen, new appliances, new toilets, superior LVP flooring, new carpets, freshly painted, new window, new blinds, new patio sliding doors, new washer/dryer, and new hot water tank. Comes with two fireplaces (main floor and basement), double garage, sizeable mud room, central air conditioning, a large family size backyard, a large deck, and a big shed. The main floor greets you with an open foyer and contemporary design which also includes an office/den, bathroom and mud room that leads to the double garage. The open concept large kitchen comes with a large island for those fun get-togethers with your family, quartz countertops, sleek cabinetry, high-end stainless-steel appliances, corner pantry, spacious dining area, loads of natural light with large windows that look out to your backyard and patio with built-in seating. You will be pleasantly surprised when you realize that not only do you have your big cozy living room with a fireplace, but you also have a private patio with a beautifully landscaped garden and towering trees providing a quiet serenity. Having a BBQ party is easy when you have a large patio with gas line for outdoor events with your friends. Upstairs welcomes you with a large bonus room with large windows, a lovely window seat with a priceless view, and bookshelves with ample storage. The primary bedroom has a walk-in closet and 5-piece relaxing ensuite bathroom. Two more bedrooms each with ample storage and a separate full bathroom. The basement has a large living room with fireplace and gym area, two bedrooms, a full bathroom, and in-suite laundry offers comfortable access for fresh and clean clothes. Close to reputable schools such as Webber Academy and Rundle College.

Walking distance to Roberta Bondar Elementary School and Aspen Landing Shopping Centre, with easy access to the new Stoney Trail, this home provides unparalleled convenience to all parts of the city and the mountains. Quickly possess this dream home as it is available immediately, move-in ready and will not last long, book your private showing now.