



**GRASSROOTS**  
REALTY GROUP

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**3 Stranraer Place SW**  
**Calgary, Alberta**

**MLS # A2179307**



**\$870,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Strathcona Park  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,930 sq.ft.   | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, See Remarks  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Stone Counters, Storage |                   |      |

**Inclusions:** N/A

Welcome to this newly updated home in the desirable area of Strathcona Park! Upon entry you will be greeted by the floating stairs and vaulted ceilings, creating an open and airy vibe. The main level features an abundance of light and ample space! The recently painted kitchen with a cozy breakfast nook is great for cooking up dishes while listening to your favourite playlist, or enjoying breakfast in the morning with your kids. The neighbouring family room offers a wood-burning fireplace just perfect for those snowy nights! A mudroom, laundry room (newer washer and dryer) and washroom conveniently located near the back door complete the main level. The lower level with recently added engineered hardwood, extra bedroom and full bathroom (with SAUNA) create the perfect oasis for a little privacy and comfort! The oversized utility room with shelving and counter space are perfect for hobbyists of all types! The adjoining recreation area is the perfect space for watching the game, bingeing your favourite series or gaming into the wee-hours of the morning! Saving the best for last, the upper level boasts 3 bedrooms and 2 recently renovated bathrooms (2023). The landing leads you to two generously sized bedrooms with a neighbouring bathroom and the oversized master bedroom with upgraded ensuite and an additional balcony area (separated with two doors) that is limited only by your imagination! Reading nook, office, meditation area - you decide! The curb appeal with a newly painted exterior (2023), double front doors and well-maintained lot are a compliment to the oversized deck in the backyard with a private entrance and low-maintenance yard. Perfect for late summer bbq's, enjoying a cup of coffee on those beautiful autumn days, or watching the snow fall! Quick access to downtown, parks, schools, shopping and various entertainment venues. Come

check it out :)