



**30 Strathlea Manor SW  
Calgary, Alberta**

**MLS # A2206204**



**\$849,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Nest Thermostat, Doorbell Camera, Ext Camera Above Garage Door

Executive Bungalow in desirable Strathcona - NO CONDO FEES! Discover this beautifully updated, custom-built bungalow, nestled in the sought-after community of Strathcona. This exceptional home now offers 5 bedrooms and 3.5 bathrooms, providing ample space for families and guests. Positioned on a tranquil cul-de-sac, this home enjoys a prime location with effortless access to top-rated schools, scenic pathways, convenient transportation, and a wealth of amenities. Step through the inviting entrance and be greeted by the bright, open floor plan, where soaring vaulted ceilings create an airy and expansive ambiance. The spacious living room features a cozy gas fireplace, elegant built-ins, and expansive windows that flood the space with natural light. The heart of the home is the spacious kitchen, featuring white maple cabinetry, quartz countertops, a stylish tile backsplash, and updated appliances. A large breakfast bar and adjacent dining area offer the perfect setting for both casual family meals and elegant dinner parties. A charming breakfast nook offers additional space for morning coffee. The primary bedroom looks out onto the sprawling backyard and offers room for a king bed set, complete with a walk-in closet and ensuite. Two additional well-sized bedrooms and a beautifully updated 3-piece main bathroom complete the main level. The professionally developed basement significantly expands the living space, offering two additional bedrooms, a versatile den, and a full bathroom - perfect for accommodating teenagers, guests, and extended family. A separate laundry and utility area adds to the home's functionality and provides additional space for storage. The outdoor living is equally impressive, with a recently updated deck overlooking a generous, pie-shaped, northwest-facing backyard - ideal for gardening, pets, and entertaining. The

low-maintenance landscaping allows you to fully enjoy your outdoor oasis. A large double-attached garage provides ample parking and more storage. Additional upgrades include roof shingles replaced in 2015, ensuring peace of mind for years to come. Presented in pristine condition, this home is ready to welcome its new owners. Experience the perfect blend of comfort and convenience in this exceptional Strathcona bungalow. An incredible opportunity awaits &ndash; schedule your private viewing today!