



**GRASSROOTS**  
REALTY GROUP

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**12 Strathaven Mews SW**  
**Calgary, Alberta**

**MLS # A2210501**



**\$875,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Wood Windows		
<b>Inclusions:</b>	shed, speakers in bathrooms, fridge in garage		

" Back on the market " ! This stunning 4 level split offers many custom and wonderful features ! It is located in a quiet cul de sac in walking distance to shopping and two schools, Olympic Park ( secondary public school ) and John Costello ( an elementary catholic ). The home is much larger than it seems with over 2300 sq ft of living space with high and vaulted ceilings. The lower level has a walk out from the primary Bedroom onto a concrete poured deck that is covered by the upper balcony. Ceiling heights throughout are magnificent with a minimum of 9' and 10' often with vaulting adding to the open flow. All levels boast pristine hardwood floors, granite counters and recessed lighting. The balcony has a great view of downtown and allows you to enjoy the subtle perennial garden of your own home. This exceptional home has been well cared for and now offers a new family a wonderful place to live.