



GRASSROOTS
REALTY GROUP

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12 Strathaven Mews SW
Calgary, Alberta

MLS # A2210501



\$875,000

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

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