

**68 Strathlea Close SW
Calgary, Alberta**

MLS # A2278599



\$970,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 68 Strathlea Close SW — a beautifully maintained family home nestled in the heart of prestigious Strathcona Park! Situated on a quiet, family-friendly close, this bright and spacious two-storey residence offers over 2800 sq.ft. of comfortable living space with 4 bedrooms, 4 bathrooms and a fully finished walk out lower level. As you enter the foyer it is highlighted by a two story ceiling that create an inviting and airy atmosphere. The main floor boasts an elegant formal dining room, a functional sunny kitchen with maple cabinetry, a corner walk-in pantry offering loads of storage, open to a great room with a gas fireplace, while a convenient 2-piece bath and laundry/mudroom with access to the double attached garage complete the main level. The upper level has a split staircase, towards the front of the home it offers a very spacious bonus area featuring large windows, a very flexible area, left up to your imagination and needs. The upper level is completed with 3 bedrooms. The primary bedroom has a 5 piece ensuite and a walk-in closet. The newer lower walk-out level is bright and open. Designed for entertainment, leisure or recreational space, it also features a built-in bar for extra storage and convenience, a fourth bedroom and a full bathroom complete this level, adding versatility to the home. Located in a great family community, this home is conveniently close to shopping, grocery stores, and is within walking distance to numerous public and private schools. Don't miss the opportunity to make this stunning show home your own!