

1318 Strathcona Drive SW
Calgary, Alberta

MLS # A2188649



\$929,900

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|------------------|--|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,082 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Pantry, Soaking Tub | | |

Inclusions: BBQ, Speakers/Projector/Screen in basement

Welcome to this stunning 2-storey detached home nestled on a peaceful street in the sought-after SW community of Strathcona. Boasting over 2,900 sq. ft. of meticulously developed living space, this property offers 4 bedrooms, 3.5 bathrooms, and a double attached garage, making it an ideal choice for families seeking both style and functionality. As you step inside, you'll be greeted by gleaming hardwood floors and an abundance of natural light streaming through the expansive windows. The spacious living room is the heart of the home, complete with a cozy gas fireplace, perfect for relaxing evenings. The modern kitchen is equipped with wood cabinetry, a central island with a breakfast bar, and a convenient pantry for all your storage needs. Adjacent to the kitchen, the dining area offers a seamless flow for family meals and entertaining. Upstairs, you'll discover three generously sized bedrooms, including a luxurious primary suite. The primary retreat boasts a large walk-in closet and a spa-like 5-piece ensuite, offering a serene escape at the end of the day. The fully finished basement extends the living space, providing a versatile family/theater room, a fourth bedroom, and a 3-piece bathroom—perfect for guests or growing families. Outside the beautifully landscaped backyard features a spacious deck, ideal for summer gatherings or quiet relaxation under the sun. Conveniently located close to schools, restaurants, shopping, and public transit, this home truly has it all. Don't miss the opportunity to make this exceptional property your own!