



GRASSROOTS
REALTY GROUP

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187 Strathaven Circle SW
Calgary, Alberta

MLS # A2231415



\$894,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,891 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Wood | Utilities: | - |
| Features: | Bookcases, Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Vacu system and attachments

Beautiful 2 story split home on quiet crescent with stunning private landscaped yard backing onto a park. Kids can walk just steps to private and public school. All poly B has been removed from this home. All windows have been replaced. Step inside the large foyer with tile floor up a few steps to the incredible living room with extra high ceilings with decor moldings, natural light from 3 floor to ceiling windows and polished hardwood floors. This huge room is divided into dining area and living area. Dining room is perfect for those special occasions and warm family suppers. Step into the kitchen with abundance of rich generous cabinets, plenty of granite counter top space, full array of new stainless steel appliances, and ceramic tile floor. Kitchen is open to the sunny breakfast nook with windows on all sides to look out and enjoy your well manicured mature yard. Patio door to large outdoor living area. Down a few steps to the roomy but cosy family room with tiled fireplace nestled between built in entertainment units. Patio door out to the 2 tiered deck area. Down the hall is the updated and upgraded 2 pce bath and the laundry area, as well as the man door to the 2 car attached garage. Upper level boasts 3 bedrooms. An extra large primary bedroom with big walk in closet and 4 pce ensuite bath. Bedroom has bay window for lots of light. Trendy barn door to walk in closet and ensuite. Ensuite bath has long vanity with 2 sinks and there is a separate shower, extra cabinet above vanity between sinks and tile floors. Two other bedrooms on this level and a 4 pce bath. The lower level has a walk up into the amazing yard. Big rec room/games room area for the whole family, a den/flex room area and some storage. This home has been carefully maintained by current owner and shows pride of ownership. Strathcona is one of Calgary's premier areas with all amenities

nearby including schools, parks, lrt, shopping, westside rec center and just 45 minutes to the mountains.