



**17, 1359 69 Street SW**  
**Calgary, Alberta**

**MLS # A2303511**



**\$1,490,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,987 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Many Trees		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this exceptional villa in the exclusive gated enclave of Sussex Green. This desirable end unit offers nearly 5,000 sq ft of beautifully developed living space and a rare walkout lower level, all set against a stunning ravine backdrop surrounded by mature trees, nature and winding pathways. Extensively updated including a brand new furnace, this home showcases a timeless, bright and airy design with vaulted ceilings and a one-of-a-kind layout not found elsewhere in the complex. A distinct West Coast feel is evident throughout, with expansive windows that invite the outdoors in and flood the home with natural light. The main level features hardwood flooring throughout, a spacious open-concept living and dining area anchored by a striking gas fireplace, and seamless flow into a chef's kitchen complete with top-of-the-line appliances and a sunlit breakfast nook. An office just off the living room provides the perfect work-from-home retreat. The primary bedroom is conveniently located on the main floor, creating an ideal downsizing or executive layout. Two balconies offer multiple outdoor spaces to relax and take in the serene surroundings. Upstairs, you'll find two large bedrooms with a shared bathroom along with a versatile flex space ideal for a lounge, studio or additional workspace. The walkout lower level features polished concrete flooring with in-floor heating, a spacious media and games room, an additional bedroom and full bathroom — perfect for guests or extended family. Completed by a double attached heated garage and ideally located close to schools, shopping and amenities, this is a rare opportunity to own in one of the area's most coveted gated communities. (Exterior image of front of home has been virtually staged to reflect one of Calgary's many seasons)