



**GRASSROOTS**

REALTY GROUP

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**69, 39 Strathlea Common SW  
Calgary, Alberta**

**MLS # A2307253**



**\$649,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Few Trees, Level, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to one of the MOST SPACIOUS AND WELL KEPT TOWNHOMES in the sought after community of Strathcona Park. This END UNIT WITH ONLY ONE COMMON WALL offers privacy, natural light and a layout that truly stands out. Featuring 9FT CEILINGS, an open concept main floor and a bright, functional design, this home is perfect for both everyday living and entertaining. The kitchen is equipped with UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, extended cabinetry and a large island that flows seamlessly into the dining and living areas, complete with a cozy fireplace. Upstairs, you will find a generous bonus room, perfect for relaxing or working from home, along with three well sized bedrooms. The primary suite offers a walk in closet and a beautiful ensuite with a soaker tub and separate shower. This home comes with major mechanical upgrades including a NEW FURNACE, NEW HOT WATER TANK AND NEW AIR CONDITIONING, giving peace of mind for years to come. The UNFINISHED BASEMENT WITH BATHROOM ROUGH IN is ready for your personal touch and future development. One of the rare highlights in this complex is the DOUBLE ATTACHED GARAGE PLUS DRIVEWAY PARKING FOR TWO MORE VEHICLES, a feature that is hard to find here. Enjoy added privacy with NO NEIGHBOURS BEHIND and a west facing outdoor space. Located in a HIGHLY DESIRABLE AREA WITH LOW CONDO FEES, you are within walking distance to DR. ROBERTA BONDAR SCHOOL (K-6), close to transit, LRT, Aspen Landing and West Springs shopping. Quick access to the WEST RING ROAD makes commuting simple, only 15 minutes to downtown and under an hour to the mountains. PROPERTIES LIKE THIS RARELY COME TO MARKET. Don't miss your opportunity to own in one of

Calgary's most desirable communities. Book your private showing today. CHECK OUT THE VIRTUAL TOUR!