



**114 Strathlorne Mews SW**  
**Calgary, Alberta**

**MLS # A2310453**



**\$424,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, No Back Lane, See Remarks, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** 2 Garage Door Openers

**\*\*OPEN HOUSE- Saturday, June 13 - 1-3PM\*\* QUIET CUL-DE-SAC LOCATION IN STRATHCONA PARK! MAINTENANCE FREE LIVING! DOUBLE ATTACHED GARAGE! SPECTACULAR CITY VIEWS!** Nestled on a quiet cul-de-sac, this bright and spacious reverse two-storey walkout offers over 2,248 sq. ft. of developed living space and showcases spectacular panoramic city views that can be enjoyed from both the main living areas and the expansive upper balcony. With soaring vaulted ceilings, oversized windows, and an abundance of natural light throughout, this home feels open, airy, and inviting. The unique floor plan offers exceptional flexibility for families, professionals, or those looking to personalize a home with outstanding bones in an incredible location. The main living area is designed to take full advantage of the stunning views, with dramatic vaulted ceilings and large windows framing the city skyline. A cozy wood-burning fireplace creates a warm focal point in the spacious living room, while the adjoining dining area provides the perfect setting for hosting family gatherings or entertaining friends. The kitchen offers ample cabinetry and workspace, along with a sunny breakfast nook ideal for casual dining. Step through the sliding doors onto the expansive upper balcony and enjoy morning coffee, summer barbecues, or evening sunsets while taking in the sparkling city lights below. A convenient powder room and access to the double attached garage, complete with two brand-new garage door openers, complete the main level. The walkout level features a spacious guest bedroom that could easily function as a home office, gym, or den, with direct access to a private patio. The generous primary suite offers ample room for a king-sized bedroom set and includes dual closets along with a 5-piece cheater ensuite. Laundry facilities are

conveniently located on this level. The fully developed basement adds valuable living space with a large recreation room, abundant storage, and a separate flex area that would make an excellent hobby room, office, or workout space. Offering exceptional potential, this home presents the perfect opportunity to update and customize a property while enjoying an outstanding floor plan, incredible natural light, and breathtaking city views. Located in the highly sought-after community of Strathcona Park, residents enjoy mature tree-lined streets, beautiful ravines, extensive walking and biking pathways, excellent schools, parks, shopping, restaurants, coffee shops, and convenient access to the C-Train. Downtown Calgary is approximately 15 minutes away, while nearby Bow Trail and Stoney Trail provide easy access throughout the city. This is a rare opportunity to secure a home with remarkable views, a desirable walkout layout, and endless potential in one of Calgary's most established and sought-after westside communities. Book your private showing today.