



GRASSROOTS
REALTY GROUP

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23 Strathlea Crescent SW
Calgary, Alberta

MLS # A2321902



\$1,039,990

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Perfect for your growing family! This beautifully upgraded two-storey home sits right next to Dr. Roberta Bondar School, offering ultimate convenience for your kids' daily routine. From extensive modern updates to spacious living areas, this home is completely move-in ready. Massive granite island for quick breakfasts, plenty of maple cabinets, and newer stainless steel appliances. Large dining area built for big family dinners and holiday gatherings. Features a double-sided fireplace to keep everyone warm on winter evenings. Main-floor office keeps your work life separate from family time. Massive primary bedroom with room for a king bed, a cozy reading nook, and a renovated 5-piece ensuite (2018) with a jacuzzi and steam shower. Two oversized bedrooms and a huge bonus room for toys or teen hangout space, bathroom renovated in 2023. Basement come with massive rec room perfect for family movie nights, plus a private bedroom and a full bath with a steam shower for guests or teens. Furnace (2020), Hot water tank (2022), AC (2012), and Shingles (2017). Hood fan (2023), Stove (2022), Fridge & Dishwasher (2020), and Washer/Dryer (2018).