



60 Strathcona Road SW
Calgary, Alberta

MLS # A2325310



\$1,295,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,432 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape, Private, See Remarks		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Heat Pump, Natural Gas, See Remarks	Water:	-
Floors:	Hardwood, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows

Inclusions: All Suite Appliances & Window Coverings

This is it! The property you didn't know existed, but it's perfect! Located in the heart of Old Strathcona Park this bungalow has had a complete 'back to studs' professional renovation which offers the buyer the option of having a perfect legal basement suite- or expanding their living space to the ultimate entertainment area. The main floor features a bright open concept with gourmet kitchen including induction cooktop, quartz countertops, stainless appliances and soft close cabinetry. Just off the kitchen enjoy meals and entertaining on the private deck, or lounging in the cozy living room with bright windows. There are 3 bedrooms upstairs including the Primary suite with a stunning 4 pc. ensuite with massive walk-in shower, while the other 2 generous bedrooms are complimented with a 4 pc. bathroom and upstairs laundry. The walkout basement is accessible from the main level, or can also be completely self contained. This legal suite also is brand new back to studs and features 2 huge bedrooms, a den, large bright living area just off the brand new & fully equipped kitchen. Additionally the basement has its own 'in-suite' laundry, mechanical and utility area while the upstairs has it's own utility room also with self contained HVAC & Hot Water, electrical. This home is perfect for the buyer who is looking for nearly 3000SF of space for themselves with 5 bedrooms, OR, someone who seeks a mortgage helper or space for their Nanny, Adult Kids, Caregiver etc. - the options are endless. Some additional features include: New Driveway and Concrete Sidewalks, Polyspartic Garage Floor Coating, Isolated Mechanical for each suite including electrical panels, Heat Pump/ AC for upstairs, New Furnace, New Hot Water Tanks, Triple Pane Windows & so much more.