



**25, 448 Strathcona Drive SW
Calgary, Alberta**

MLS # A2326849



\$548,000

Division:	Strathcona Park		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	847 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 691
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Garage Freezer, Basement Electric Fireplace, Storage Dresser.

Stunning 3 Level Split End Unit townhouse next to the green space in the sought after community of Strathcona Park. This home offers 2135 sq .ft. living space, Leafy views from every level and in the most desirable private and quiet location. Spacious open plan concept Living and Dining areas with gleaming hardwood floors, rustic wood/gas burning Fireplace best for family gatherings & entertainment. Updated lightings . East facing balcony with amazing sunrise views. Bright Kitchen with granite tops, chic white cabinets, stainless steel appliances and plenty of storage plus a eating nook . Upstairs included spacious Master Bedroom with modern ensuite, tiled walk-in shower, a 2nd fireplace plus a sitting area overlook the entrance foyer. Sizeable 2nd Bedroom with walk-in closet and is next to a modern 4-piece bathroom. Pleasant and bright walk-out basement offering a 3rd Bedroom, Family Room. Laundry, Mechanical area & Storage space. Basement patio door walk out to a covered deck to the private green space. A sizeable attached front drive double heated Garage ensures convenience . This home offers easy access to downtown and the mountains, proximity to the West LRT line, buses services and to top rated schools. Due to the layout and grading of this unit the primary level with Living Dining areas & Kitchen is recorded as below grade despite being well above the adjacent road. This home is vacant and is for immediate possession.