



GRASSROOTS
REALTY GROUP

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44 Strathclair Rise SW
Calgary, Alberta

MLS # A2332719



\$599,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, No Neighbor		

Heating:	Baseboard, Combination, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Step in to this beautiful home in Strathcona Park, one of Calgary's most sought-after SW communities, offering top-rated schools, beautiful parks, endless pathways, fantastic shopping, and an unbeatable location just 15 minutes to Downtown with quick access to the mountains. This beautifully maintained home offers 4 BEDROOMS, 3.5 BATHROOMS, and over 2,000 SQ.FT. of developed living space, designed for comfortable family living. The bright main floor features VAULTED CEILINGS, LUXURY VINYL PLANK FLOORING, and a spacious kitchen with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a GAS STOVE. Upstairs you'll find a generous primary retreat with a WALK-IN CLOSET and renovated ensuite, while the finished basement adds a large recreation room, fourth bedroom, and full bathroom. Enjoy summer evenings in the private backyard complete with a LARGE DECK and PERGOLA, plus parking for 3 vehicles and future garage potential (subject to approval). Additional upgrades include A/C, NEW FURNACE (2023), HOT WATER TANK (2025), newer windows, doors, and roof. Rest assured, since we have done a pre-listing inspection! A move-in-ready home in an exceptional community where families thrive and everything you need is just minutes away!