



GRASSROOTS
REALTY GROUP

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637 Stratton Terrace SW
Calgary, Alberta

MLS # A2340892



\$699,900

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,709 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 639
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: N/A

Enjoy wonderful views of the downtown skyline and Bow River Valley from this spacious executive bungalow villa in sought-after Chateau Strathcona. Surrounded by mature trees and open green space, this well-maintained home offers an excellent floorplan with a fully developed walkout and three private decks from which to take in the views. The bright main level features a spacious foyer, soaring vaulted ceilings, refinished site-finished hardwood flooring, and a generous living room with gas fireplace and access to the large view balcony. The renovated kitchen offers quartz countertops, a wall oven, flat-top cooktop and an adjoining breakfast nook, and the separate formal dining room provides plenty of space for entertaining. The large primary bedroom features two closets and a spacious ensuite with dual sinks, soaker tub and separate shower. The second bedroom offers a walk-in closet, and completing this level is a full bathroom and convenient main-floor laundry. The fully developed walkout offers even more living space with a large family/recreation room featuring a wood-burning fireplace and direct access to the lower deck, plus a third bedroom with walk-in closet, home office/flex area, full bathroom and excellent storage. Additional highlights include two newer high-efficiency furnaces and an oversized attached double garage. A rare opportunity to enjoy bungalow-style living, generous indoor and outdoor space, and some of the best views Chateau Strathcona has to offer.