



GRASSROOTS
REALTY GROUP

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36, 140 Strathaven Circle SW
Calgary, Alberta

MLS # A2344630



\$609,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,167 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 738
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, French Door, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions:	N/A
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Welcome to this lovingly owned, immaculate UPDATED villa in the highly sought after 55+ complex of Horizon Village Strathaven, where homes RARELY pop up for sale. With 1167 ft2 on the main floor plus the walkout basement, you can enjoy ample space to entertain guests, friends, and family alike. With a double attached garage, this WALKOUT BUNGALOW has everything you need, including washer/dryer on the main floor, and numerous upgrades, showing pride of ownership throughout. Enjoy NEW Vinyl plank flooring on main floor and stairs, NEW High Efficiency Furnace, NEW Hot Water Tank, along with NEW soft water tank. Featuring 3 bedrooms and 3 bathrooms PLUS main floor office with gorgeous French doors, this unit is one of the biggest in the complex with arguably one of the best locations. City views? Yes! No neighbors behind? Yes! Backing on to greenspace? Yes! Not to mention amenities including a great clubhouse with kitchen and visiting area for entertaining, with ample visitor parking. This complex is located near the Strathcona Community Centre, a short walk away where many community events take place throughout the year. Whether you are looking to downsize, enjoy an easy lifestyle with maintenance-free living, this turnkey villa is a beautiful place to call home.