GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

33, 448 Strathcona Drive SW
Calgary, Alberta

MLS # A2347111

$556,900

Division:	Strathcona Park		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,639 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 691
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-CG d30
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

33, 448 Strathcona Drive SW | Updated End Unit in Strathcona Park Welcome to this beautifully maintained 3-bedroom, 3.5-bathroom end unit in the highly desirable community of Strathcona Park, offering over 2,200 sq. ft. of developed living space. Tucked into a quiet, well-managed complex, this inviting home enjoys the added privacy and natural light of an end-unit location, along with access to the largest shared yard in the development. Step inside to a warm and welcoming main level featuring custom wainscoting, a striking two-tone staircase, and a beautifully renovated kitchen with quartz countertops, stainless steel appliances, farmhouse sink, custom walnut shelving, and built-in banquette seating. The spacious living room spans the width of the home and is anchored by a dramatic floor-to-ceiling stone fireplace, flowing seamlessly into the generous dining area. Step outside to the upper-level deck—an ideal spot for morning coffee, outdoor dining, or relaxing at the end of the day. Upstairs, the impressive primary suite feels like a private retreat, complete with French doors, a wood-burning fireplace, a flexible sitting or office area, and a luxurious 5-piece ensuite. A second bedroom with a large walk-in closet and an additional full bathroom complete the upper level. The fully finished walkout basement adds exceptional versatility with a stylish industrial-inspired feel, upgraded luxury vinyl plank flooring, a gas fireplace, wet bar, and renovated full bathroom with tiled shower. A third bedroom and generous recreation/living area provide plenty of space for guests, teens, a home office, or extended family. Walk directly outside to the rear patio, complete with a gas line for a BBQ or fire table. Best of all, this home is completely carpet-free, with hardwood flooring and upgraded luxury vinyl plank flooring throughout—offering a clean, cohesive look

and easy everyday maintenance. Additional highlights include a 21' x 21' heated double garage, updated lighting, abundant storage, and move-in-ready condition with plenty of opportunity to make the space your own. Conveniently located close to parks, schools, transit, and shopping, with quick access to downtown, this Strathcona Park home offers an exceptional combination of space, style, privacy, and convenience.

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