



148 Strathcona Road Calgary Alberta

\$1,295,000

UNOBSTRUCTED PANORAMIC VIEWS backing an environmental reserve. This immaculate custom two-storey home is over 4045 sq ft developed with a WALK-OUT BASEMENT. Featuring superb quality finishes throughout, there is over \$100,000 in PROFESSIONAL LANDSCAPING alone, and classic details that make this home stand out from others. The spacious foyer, central dining room with an adjacent wet bar servery, & the large great room is extraordinarily welcoming for entertaining. The great room features ten large windows that showcase a spectacular view of Calgary, a gas fireplace, built-in bookcases, & plenty of room to gather. French doors in the great room lead to a balcony with sweeping views of the city, the gardens & a large nature reserve for quiet enjoyment. The culinary work of the kitchen can't be seen from the living areas in this traditional floor plan. There is plenty of room for food prep with ample counterspace, an island cooktop, built in oven & microwave, french door fridge, dishwasher & trash compactor. there is a built-in desk, pantry & a cozy breakfast nook overlooking the front garden where family meals, homework, reading and reflection can flourish - away from other activity going on. From the garage entrance there is a laundry room, hall closet, & side entrance to the yard. Upstairs you will find three good sized bedrooms including a beautiful primary bedroom with an UPGRADED ENSUITE AND DRESSING ROOM. There is a patio door to a small balcony for fresh air or quiet reading. The ensuite features two matching vanities, a STAND-ALONE JETTED TUB next to a heated towel rack, while the WALK-IN STEAM SHOWER features chromatic lighting, essential oils, & music for a spa experience every day! The adjacent dressing room features a WALL-TO-WALL CLOSET SYSTEM with built-in lighting, organizers, abundant shoe cabinetry with cork flooring making this also an ideal ...

Recreational, Games room 28.50 Ft x 30.58 Ft

Family room 11.42 Ft x 18.92 Ft

Bedroom 11.42 Ft x 19.42 Ft

3pc Bathroom 7.00 Ft x 8.83 Ft

Living room 12.08 Ft x 21.67 Ft

Family room 12.00 Ft x 21.67 Ft

Foyer 5.92 Ft x 8.50 Ft

Laundry room 8.25 Ft x 7.75 Ft

2pc Bathroom 5.75 Ft x 5.42 Ft

Primary Bedroom 11.92 Ft x 15.58 Ft

Other 12.17 Ft x 15.08 Ft

Bedroom 12.17 Ft x 11.58 Ft

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Listing Presented By:



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See

Mirror

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Dining room 12.00 Ft x 12.33 Ft

Dining room 12.00 Ft x 17.42 Ft

Breakfast 9.67 Ft x 8.83 Ft

Bedroom 12.17 Ft x 12.58 Ft

5pc Bathroom 11.92 Ft x 13.83 Ft

5pc Bathroom 11.67 Ft x 8.17 Ft