



## 40 Strathearn Rise Calgary Alberta

\$725,000

Welcome to this warm and inviting move-in ready home in the desirable Strathcona Park. This 4 bedroom 4 level split is located in a family-friendly neighbourhood on a quiet cul-de-sac with a children's playground. The home is within walking distance of multiple parks and walking paths, close to some of Calgary's top schools, minutes from downtown, and within walking distance of trains, transit, and nearby shopping and amenities. With the completion of Ring Road, you are now minutes to the free-flowing freeway, allowing quick access out of or around the city. The home offers 4 bedrooms plus a large home office/studio with lots of natural light, 3 full baths, and 1,775 square feet of total living space spread across three fully developed levels. Inside, you'll find a very neutral palette and an updated interior with knockdown ceilings and stylish laminate flooring. The kitchen is functional and has stainless steel appliances (fridge, stove, microwave, dishwasher) and is complemented by a spacious dining room. The lower level boasts a large recreation space with a fireplace and laundry area. There's also a full basement and crawlspace for additional storage and versatility. Outside, the fenced backyard provides space for outdoor activities and an outdoor living area, perfect for entertaining or relaxation. Recent updates of \$35,000 include a newly installed furnace and air conditioning system, as well as new shingles and paint inside and out. (id:6769)

Primary Bedroom 12.75 Ft x 11.75 Ft

3pc Bathroom 6.33 Ft x 6.08 Ft

Bedroom 9.67 Ft x 9.08 Ft

Bedroom 10.83 Ft x 9.08 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Living room 15.92 Ft x 15.83 Ft

Bedroom 11.42 Ft x 8.83 Ft

Laundry room 6.17 Ft x 5.75 Ft

3pc Bathroom 6.17 Ft x 4.92 Ft

Kitchen 15.17 Ft x 9.67 Ft

Dining room 11.58 Ft x 9.67 Ft

Foyer 5.50 Ft x 4.17 Ft

Den 11.58 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:

RE/MAX House of Real Estate

<https://www.chrismarshallrealtor.com/>



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**Mirror**

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