



## 448 Strathcona Drive Calgary Alberta

\$529,000

Welcome to this incredible 3 bed/2.5 bath townhome in the coveted family community of Strathcona Park. Nestled along the backside of a quiet cul-de-sac, this unit features an open concept living space, hardwood floors, central AC, and a heated double attached garage. With quick access to downtown, this spacious home features a sunken formal living room with stone surround wood burning fireplace and access to the private back patio space that backs onto the park for the utmost tranquil setting. A generous dining room can accommodate large family gatherings and features a service window to the kitchen. The kitchen is the heart of the home with open ceiling detailing, quartz counters, ample cabinetry and breakfast nook. Adorned in natural light is a family room sitting just off the kitchen with a private front south exposed balcony, a second stone surround fireplace, and custom built-in bookshelves. Upstairs offers a wide landing, full bathroom, and 3 generous bedrooms including the primary retreat. Glass French doors lead into the gracious primary with a large walk-in closet boasting custom shelving and a 4pc ensuite showcasing a glass enclosed shower. Downstairs is a generous rec room, laundry with cupboard space, and access to the attached garage. Countless updates/upgrades include: All bathrooms entirely renovated, newer HE Furnace (2023), newer HWT (2022), new kitchen flooring, new living room flooring, kitchen counters and backsplash, and newer laundry room flooring! Within minutes to excellent schools, shopping, restaurants, groceries, and quick access to downtown or the Rocky Mountains. Priced at an exceptional value in a sought after community, this property will not last long. (id:6769)

Recreational, Games room 23.17 Ft x 12.25 Ft

Laundry room 10.17 Ft x 7.25 Ft

Other 6.58 Ft x 5.67 Ft

Kitchen 13.75 Ft x 10.25 Ft

Dining room 15.58 Ft x 10.17 Ft

Great room 19.50 Ft x 12.50 Ft

Living room 15.00 Ft x 13.42 Ft

Breakfast 8.33 Ft x 6.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.08 Ft x 11.92 Ft

Bedroom 11.17 Ft x 11.08 Ft

Bedroom 12.50 Ft x 8.50 Ft

4pc Bathroom Measurements not available

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Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Mirror**

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