



## 448 Strathcona Drive Calgary Alberta

\$535,000

Welcome to Strathcona Park, where tranquility meets convenience! This spacious 2-story townhouse offers 3 bedrooms, 3 bathrooms, and over 2,500 sq. ft. of thoughtfully designed living space. Start your mornings in the updated kitchen, complete with a 5-burner gas cooktop, built-in wall oven, wine fridge, pantry, and cozy breakfast nook—perfect for casual meals or hosting dinner parties. The formal dining room overlooks the kitchen, while the sunken living room with a wood-burning fireplace and backyard access provides a cozy spot to relax. At the front of the home, the bright family room is flooded with natural light and opens onto a SE-facing balcony, ideal for your morning coffee. Upstairs, the primary bedroom boasts a walk-in closet and private ensuite, with two additional bedrooms offering plenty of space for family or guests. The basement adds versatility with a home office, workbench, and ample storage. The double attached garage keeps your vehicles warm, and the driveway accommodates two more. Out back, the deck with a gas hookup is ready for BBQs and outdoor gatherings. Steps from scenic trails, Strathcona Ravine, and the SCA Community Centre, this home is also close to top-rated schools, playgrounds, and sports fields. Quick access to the 69th St. LRT, Westside Recreation Centre, and major shopping hubs makes commuting and errands easy. Downtown is just 15 minutes away, and the Stoney Trail Ring Road connects you to the mountains for year-round adventures. This isn't just a home—it's a lifestyle in one of Calgary's most desirable neighbourhoods. Book your showing today! (id:6769)

4pc Bathroom 5.00 Ft x 8.33 Ft

4pc Bathroom 8.42 Ft x 8.67 Ft

Bedroom 12.42 Ft x 8.67 Ft

Bedroom 11.08 Ft x 11.17 Ft

Primary Bedroom 12.00 Ft x 14.92 Ft

Other 7.25 Ft x 6.92 Ft

Laundry room 8.67 Ft x 9.08 Ft

Recreational, Games room 13.25 Ft x 13.92 Ft

Furnace 4.58 Ft x 9.08 Ft

2pc Bathroom 4.58 Ft x 5.25 Ft

Dining room 10.17 Ft x 15.50 Ft

Family room 19.50 Ft x 12.58 Ft

Kitchen 13.50 Ft x 17.08 Ft

Living room 13.50 Ft x 15.50 Ft

Foyer 6.33 Ft x 9.08 Ft

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

Listing Presented By:



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