



## 727 Strathcona Drive Calgary Alberta

\$679,000

This beautifully maintained family home in desirable Strathcona Park is across the street from the natural treed ravine and walking paths with great proximity to downtown, schools, LRT and all the amenities of Calgary's west end. This 4 bedroom, 4 bath home features a main floor with hardwood flooring, kitchen that is open to the eating and family room areas, a cozy wood burning fireplace, living room, and a private office/den. The upper level offers hardwood flooring, renovated main bath, and 3 spacious bedrooms including the primary bedroom with walk-in closet and renovated ensuite. Developed lower level has rec room with gas fireplace and wet bar, 4th bedroom, recently updated full bath with 6 foot long oversized jetted tub, and 2 new egress windows (2021) in bedroom and rec room to really let the light in. Updated throughout the years with new central AC unit (2022), water softener with chlorine filter and RO water system in kitchen (2022), hybrid tankless hot water system, eavestrough/downspouts, paver-stone driveway and patio (2017), high efficiency furnace (2014), garage door (2019), and granite counter tops and back splash in 2015. The beautifully landscaped and treed backyard will be a favorite place to sit and relax with family and friends on the two-tiered deck and private side patio area with natural gas BBQ and fire pit. Heated double garage and irrigation system just add to the value of this home. A great opportunity to get into one of the most family friendly and affordable communities on Calgary's SW hill! (id:6769)

Recreational, Games room 14.50 Ft x 10.42 Ft

Bedroom 9.33 Ft x 9.17 Ft

Other 12.58 Ft x 10.42 Ft

Other 7.50 Ft x 3.58 Ft

Laundry room 13.00 Ft x 8.92 Ft

4pc Bathroom 9.17 Ft x 4.75 Ft

Furnace 5.08 Ft x 4.08 Ft

Living room 16.25 Ft x 11.08 Ft

Family room 13.08 Ft x 11.08 Ft

Dining room 11.17 Ft x 7.50 Ft

Foyer 6.08 Ft x 4.67 Ft

Den 11.33 Ft x 9.92 Ft

2pc Bathroom 6.92 Ft x 3.00 Ft

Primary Bedroom 14.83 Ft x 11.08 Ft

Other 7.67 Ft x 5.58 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft

Other 5.92 Ft x 5.17 Ft

Bedroom 13.83 Ft x 9.50 Ft

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

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See

**Mirror**

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Kitchen 10.25 Ft x 9.67 Ft