



## 135 Strathearn Place Calgary Alberta

\$849,900

Situated on a quiet cul de sac just steps from the walking path to Sirocco LRT, ravine pathways, schools, shopping, parks and playgrounds yet only a short drive to Downtown and quick and easy access to Stoney Trail and the mountains, Strathcona park is a location hard to beat. Step inside and be greeted by a warm and inviting atmosphere. The open-concept layout seamlessly connects the living, breakfast nook and kitchen areas while the formal dining room is ready for entertaining or makes a great office or Den. High-quality Oak finishes, Luxury Vinyl plank floors, and huge windows create an abundance of natural light and afford the most spectacular unobstructed Downtown view, no better place to view the fireworks! The kitchen is a chef's dream, with granite countertops, stainless steel appliances, Wolf Gas Cooktop, corner pantry and ample cupboard space. The master suite is a true retreat, complete with a walk-in closet, a luxurious 5 piece ensuite bathroom and benefitting from the amazing view and doors to the expansive deck. The spacious 2nd bedroom offers comfort and privacy separate from the primary and beside the 3 piece bathroom. Convenient main floor laundry for perfect bungalow life. The fully finished walk out basement offers wide open living areas for your tv room, pool table or games area alongside a great entertaining bar. Huge flexibility of use from 3 further spacious bedrooms one of them custom fitted for office or library to suit your families needs. The backyard is your private sanctuary. Enjoy al fresco dining on the raised deck with the City lights as your backdrop, it's the perfect place to unwind after a long day. (id:6769)

Family room 24.25 Ft x 10.83 Ft

Recreational, Games room 32.25 Ft x 19.50 Ft

Primary Bedroom 16.67 Ft x 12.00 Ft

Bedroom 13.67 Ft x 10.67 Ft

Bedroom 12.67 Ft x 13.08 Ft

3pc Bathroom 10.25 Ft x 8.67 Ft

Other 8.50 Ft x 16.75 Ft

Dining room 14.50 Ft x 15.25 Ft

Kitchen 12.00 Ft x 17.58 Ft

Living room 19.67 Ft x 18.17 Ft

Breakfast 11.75 Ft x 12.00 Ft

Primary Bedroom 14.08 Ft x 14.42 Ft

5pc Bathroom 11.17 Ft x 8.92 Ft

Bedroom 11.33 Ft x 11.50 Ft

3pc Bathroom 5.00 Ft x 9.00 Ft

Laundry room 13.17 Ft x 7.75 Ft

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

Listing Presented By:



Originally Listed by:  
REAL BROKER

<http://www.centralcalgary.com>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net