



# 1359 69 Street Calgary Alberta

\$1,390,000

Welcome to this stunning 2-storey end unit townhouse with a Main floor Master bedroom, walkout basement, nestled against a backdrop of lush greenspace in the desirable Strathcona Park. Enjoy the security of a gated community. As you enter the main floor, you'll be greeted by the timeless elegance of herringbone flooring that seamlessly flows throughout the space. The main floor boasts a grandeur that is accentuated by vaulted ceilings, especially as you ascend the spiral staircase. The living room is a showstopper with its double-sided fireplace, creating a cozy ambience that extends into the formal dining room. The chef's kitchen is a culinary masterpiece, featuring double wall ovens, a brand new gas range stovetop, granite countertops, a convenient coffee bar with a mini-fridge, and ample glass-faced cupboards that showcase both style and functionality. The main floor is also home to the primary bedroom, providing a luxurious retreat with a 5-piece ensuite complete with two vanities, a tiled stand-up shower, a soaker tub, and a walk-in closet boasting built-in shelving. Additionally, a den and a well-appointed laundry room contribute to the main floor's practicality. Upstairs, another bedroom with a 4-piece bathroom and a bonus room await, providing flexibility and comfort for your lifestyle. The fully finished walkout basement is a haven for entertainment, featuring in-floor heating, a massive rec room, a large wet bar with seating, a computer room, and a spacious third bedroom. Enjoy the picturesque views of the Southwest greenspace from the wrap-around deck and lower covered deck. Both decks come equipped with gas hookups, making them ideal for year-round enjoyment. The double garage, complete with in-floor heating, ensures your vehicles are well taken care of. This home also boasts modern conveniences, including updated hardware in the kitchen and all bathrooms...

Family room 18.67 Ft x 17.58 Ft

Exercise room 12.17 Ft x 9.83 Ft

Bedroom 21.33 Ft x 14.67 Ft

4pc Bathroom Measurements not available

Living room 18.50 Ft x 17.25 Ft

Kitchen 15.33 Ft x 14.33 Ft

Other 14.25 Ft x 6.42 Ft

Laundry room 8.58 Ft x 6.42 Ft

Other 10.75 Ft x 6.42 Ft

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 21.33 Ft x 15.17 Ft

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Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.frasergrouphomes.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Breakfast 12.92 Ft x 10.75 Ft

Dining room 11.25 Ft x 9.83 Ft

Primary Bedroom 14.42 Ft x 19.00 Ft

Bonus Room 26.42 Ft x 13.67 Ft

4pc Bathroom Measurements not available