



# 131 Stratton Crescent Calgary Alberta

\$823,500

\*\*\*OPEN HOUSE Sat June 28 from 2-4pm and Sun June 29 from 12-2PM\*\*\*Welcome to Strathcona Park Living at Its Finest! Nestled on a quiet street across from a peaceful green space, this beautifully maintained 4-level split home offers the perfect blend of space, comfort, and functionality in one of Calgary's most desirable communities, Strathcona Park. Step inside and be greeted by a bright and airy main living space featuring vaulted ceilings, wrap-around windows, and warm real hardwood flooring that flows seamlessly into the formal dining room. The kitchen is both stylish and functional, with wrap-around countertops, subway tile backsplash, white cabinetry with sleek black hardware, and a full suite of white appliances--perfect for home cooks and entertainers alike. Upstairs, you'll find newly installed luxury vinyl plank flooring throughout. The spacious primary bedroom easily accommodates a king-sized bed and includes a private 3-piece ensuite. Two additional generously sized bedrooms and a modern 4-piece bath with a Bath Fitter tub complete the upper level. The third level features a welcoming family room with a stone-faced, wood-burning fireplace, ideal for cozy evenings or movie nights. Patio doors open to the sunny, south-facing backyard, making indoor-outdoor living a breeze. A convenient 2-piece bath is also located on this level, with the option of converting it into a full bathroom using the included shower kit that the current owner can leave behind. Downstairs, the finished basement offers a versatile recreation room, ample storage, and a laundry area, alongside a well-maintained furnace and a brand-new instant hot water tank for added peace of mind. Outside, enjoy the beautifully landscaped and fully fenced backyard, complete with a wooden deck, terraced garden beds, and private space to relax or entertain under the sun. The double attached garage adds ...

Primary Bedroom 15.75 Ft x 15.42 Ft

3pc Bathroom 8.00 Ft x 5.67 Ft

Bedroom 8.83 Ft x 11.08 Ft

Bedroom 8.92 Ft x 13.58 Ft

Recreational, Games room 14.92 Ft x 19.92 Ft

Furnace 14.50 Ft x 20.67 Ft

Other 8.58 Ft x 7.83 Ft

2pc Bathroom 8.17 Ft x 5.92 Ft

Breakfast 7.67 Ft x 14.75 Ft

Dining room 17.17 Ft x 9.50 Ft

Kitchen 9.25 Ft x 13.42 Ft

Living room 14.50 Ft x 15.83 Ft

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Listing Presented By:



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