



# 139 Stratton Crescent Calgary Alberta

\$790,000

Location, location, nestled on a quiet crescent walking distance to both schools and steps to the treed ravine pathway. Great curb appeal. Brand new MicroPro sienna warm brown pressure treated deck boards just installed on the front steps. Sunny southwest facing park like backyard is fenced and private. New treated wood stepped style fence on the westside accommodates the terraced yard nicely. Very nice concrete patio, planter, pergola with vines and gas line for BBQ. Kitchen has raised panel oak kitchen cabinets, updated appliance, pantry and bay window overlooking your huge backyard oasis perfect for summer barbeques and nights under the stars. Convenient main floor laundry with newer washer and dryer. Free standing wood burning stove (cleaned one year ago) with brick surround in the family room. Total of 4 bedroom. Primary bedroom with 3 piece ensuite with upgraded shower enclosure and toilet. Main 4 piece bathroom has upgraded tile, toilet and brand new exhaust fan. Updated with beautiful neutral 18"X18" ceramic tile flooring throughout the kitchen, nook, front and back entry and all three bathrooms. Double front attached garage insulated and heated. Copper water pipes not poly-b. Upgraded BP Everest 40 roof shingles in 2008. Upgraded attic insulation to lower energy bills and improve home comfort. Eavestrough approximately 5 years old. Located within walking distance to Olympic Heights Elementary and John Costello School. Don't miss out call your favourite realtor and book your private tour of this well maintained Strathcona Park home! (id:6769)

Primary Bedroom 15.33 Ft x 11.92 Ft

Bedroom 16.00 Ft x 9.25 Ft

Bedroom 17.00 Ft x 9.33 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 12.00 Ft x 11.00 Ft

Family room 13.00 Ft x 12.67 Ft

2pc Bathroom Measurements not available

Living room/Dining room 28.00 Ft x 15.75 Ft

Other 15.42 Ft x 10.83 Ft

Listing Presented By:



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<http://www.blakepatrick.ca/>



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