



# 1520 Strathcona Close Strathmore Alberta

\$499,500

Welcome to a beautiful residence in the heart of Strathmore, where convenience and comfort blend seamlessly with a family-friendly atmosphere. Situated in a warm and inviting neighborhood, this property is ideal for young families, with an elementary school just a short walk away. You'll enjoy the ease of access to recreational facilities, a nearby hospital, and all the amenities Strathmore has to offer. Additionally, with several highway routes available, you can easily reach Calgary in just 40 minutes, making the commute smooth and convenient. This charming home offers generous space for the entire family, with 4 bedrooms, 3 bathrooms, and a fully finished basement. The main floor features an open-concept layout, with three of the bedrooms and two full bathrooms, including a private ensuite off the primary bedroom. The cozy living room provides a perfect setting for relaxed evenings, while the kitchen with a nice size island, complete with upgraded stainless steel appliances, quality cabinetry, and ample counter space. An adjacent dining area opens to an east-facing backyard deck—ideal for summer barbecues and family gatherings. Outside, the spacious, fully fenced yard is a private oasis, featuring mature trees and swedish aspens that provide refreshing shade during the hot summer months. Additional features include NEW ROOF SHINGLES DONE IN JULY 2024, beautiful fruit trees, two storage sheds and a double Parking pad in the back alley, ensuring plenty of space for all your needs. The fully developed basement adds to the home's versatility, offering a large family room with integrated Speakers in the walls and ceiling, a fourth bedroom and a third bathroom. The laundry room is located downstairs next to the utility and storage room. Don't miss this opportunity to make this wonderful property your forever home. Schedule your showing today and start creating lastin...

3pc Bathroom 10.58 Ft x 4.83 Ft  
Bedroom 11.83 Ft x 10.92 Ft  
Laundry room 6.08 Ft x 18.33 Ft  
Living room 11.83 Ft x 22.75 Ft  
Storage 10.58 Ft x 14.33 Ft  
Storage 6.75 Ft x 3.25 Ft

Bedroom 9.08 Ft x 7.83 Ft  
Bedroom 9.08 Ft x 8.92 Ft  
Primary Bedroom 12.17 Ft x 13.33 Ft  
Dining room 12.50 Ft x 7.83 Ft  
Foyer 3.83 Ft x 6.92 Ft  
Kitchen 12.42 Ft x 9.75 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

4pc Bathroom 6.67 Ft x 7.33 Ft  
4pc Bathroom 4.92 Ft x 7.17 Ft

Living room 12.50 Ft x 11.83 Ft