



187 Strathaven Circle Calgary Alberta

\$849,900

Welcome to this exceptional 2-storey split character home, ideally located on a quiet street in the heart of Strathcona Park. Backing directly onto a beautiful park with mature trees and established landscaping, this lovingly maintained property offers the perfect balance of privacy, elegance, and everyday comfort—close to top-rated public and private schools. From the moment you arrive, you'll be captivated by the stunning curb appeal and the meticulously landscaped, southwest-facing backyard oasis—perfect for families, entertaining, or simply enjoying the outdoors. Step inside the spacious foyer and up into the expansive living room where soaring vaulted ceilings with elegant decorative mouldings and floor-to-ceiling windows fill the space with natural light. This open-concept great room with hardwood flooring offers both a warm living area and a generous dining space—ideal for family dinners or special celebrations. The beautifully updated kitchen features rich cabinetry, gleaming granite countertops, newer stainless steel appliances, and tile floors. Adjacent to the kitchen is a sun-soaked breakfast nook surrounded by windows overlooking the private backyard and the park beyond. From here, step out onto a large two-tiered deck, creating a seamless indoor-outdoor living experience. Just a few steps down, the cozy family room invites you to relax with a wood burning fireplace nestled between custom built-in entertainment units and patio doors with direct access to the lower deck. This level also includes an updated 2-piece powder room, a convenient laundry area, and access to the double attached garage. Upstairs, the oversized primary suite is a true retreat, featuring a bay window, barn door to a walk-in closet, and a beautifully renovated ensuite with dual sinks, quartz vanity, tile flooring, and a separate shower. Two additional bedrooms and a full 4-piece ...

Family room 22.00 Ft x 17.50 Ft
 Other 5.00 Ft x 5.00 Ft
 Furnace 19.33 Ft x 9.75 Ft
 Storage 8.25 Ft x 8.00 Ft
 Storage 19.00 Ft x 11.25 Ft
 Kitchen 13.33 Ft x 9.75 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft
 Foyer 6.00 Ft x 6.00 Ft
 Other 6.42 Ft x 3.17 Ft
 Laundry room 6.00 Ft x 4.67 Ft
 Primary Bedroom 19.17 Ft x 11.33 Ft
 Other 7.33 Ft x 7.33 Ft

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Listing Presented By:



Originally Listed by:
 RE/MAX Real Estate (Mountain View)

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



Real Estate Professionals Inc.

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

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

Breakfast 9.75 Ft x 6.75 Ft
Living room 17.00 Ft x 15.00 Ft
Dining room 11.00 Ft x 8.00 Ft
Family room 20.83 Ft x 11.25 Ft

4pc Bathroom 7.33 Ft x 5.33 Ft
Bedroom 11.25 Ft x 11.00 Ft
Bedroom 11.25 Ft x 9.58 Ft