



## 39 Strathclair Rise Calgary Alberta

\$550,000

Step into this beautifully upgraded home with 1955 sq ft livable space, perfectly situated in the highly desirable Strathcona Park neighborhood—just minutes from downtown, top-rated schools, shopping, and parks. Offering a seamless blend of modern upgrades and timeless charm, this property is designed to impress. The main floor welcomes you with abundant natural light, newer flooring and paint, and a cozy wood-burning fireplace framed by stunning rock-feature walls. The bright, airy kitchen offers direct access to a spacious south-facing deck, overlooking a fully fenced backyard with mature trees and a handy garden shed—ideal for outdoor living and entertaining. The upper level boasts three generously sized bedrooms, including a primary bedroom with private access to the updated 4-piece bathroom. The fully developed basement downstairs provides additional living space with a second fireplace, a large family room, and a versatile hobby room, bedroom, or office. The expansive laundry/workshop room adds practicality with plenty of room for storage and functionality. Recent upgrades, including a roof (2014), furnace (2017), hot water tank (2020), washer and dryer (2023), replaced fence, most of the windows, and updates throughout the main floor and basement, are ensuring peace of mind and modern comfort. Nestled on a quiet street in a family-friendly community, this home is close to scenic walking paths, transit, the LRT, and the vibrant amenities of Westhills—including shopping, restaurants, and more. Don't miss your chance to call this stunning property your new home! (id:6769)

Bedroom 7.75 Ft x 10.58 Ft  
Recreational, Games room 22.25 Ft x 15.08 Ft  
Laundry room 10.75 Ft x 14.08 Ft  
Foyer 3.58 Ft x 3.42 Ft  
Kitchen 11.58 Ft x 11.33 Ft  
Pantry 1.92 Ft x 1.08 Ft  
Dining room 11.08 Ft x 9.00 Ft

Living room 11.17 Ft x 15.25 Ft  
2pc Bathroom 6.17 Ft x 4.75 Ft  
Primary Bedroom 11.33 Ft x 11.67 Ft  
Bedroom 14.67 Ft x 8.92 Ft  
Bedroom 11.33 Ft x 10.25 Ft  
4pc Bathroom 8.00 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
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