



## 39 Strathlea Common Calgary Alberta

\$629,000

STRATHCONA PARK featuring a rare find! Wonderful 4 bedroom, 3 1/2 bath, Two Storey END UNIT TOWNHOME with over 2800 sq ft of beautifully developed living space, DOUBLE ATTACHED GARAGE, and WEST FACING BACKYARD creating the ideal home for families, professionals or empty nesters! 9 Ft Ceilings welcome you into this open concept layout, showcasing a large dining room opening to a COZY living room with a stunning STONE GAS FIREPLACE. Adjacent Kitchen is ideally designed showcasing STAINLESS Steel Appliances, Granite Counters, Glass Tiled backsplash, Coffee Station, Large walk-in Pantry, Breakfast Nook overlooking the WEST FACING BACKYARD AND DECK. Upper level is impressive with an EXPANSIVE BONUS ROOM, Spacious Primary Retreat featuring a lovely walk-in closet, 5 pc spa-like ensuite w/ soaker tub, walk-in shower, dual sinks and granite counters. 2 Generous additional bedrooms, separated by a 4pc bath provides privacy. The Lower Level is PROFESSIONALLY DEVELOPED featuring a 4th BEDROOM, 4th BATHROOM, ENORMOUS Recreation room, office-exercise space and a 200 sq ft storage room. EXCELLENT LOCATION within walking distance to a K-6 School, Easy access to transit, LRT and only minutes to Aspen and West Springs shopping with all the amenities. The WEST RING ROAD is just around the corner making commuting a breeze and only 15 minutes to DOWNTOWN. Imagine living in this vibrant community creating an ideal Calgary Lifestyle! Book your showing now.... (id:6769)

Bonus Room 18.75 M x 13.92 M  
 Primary Bedroom 16.50 M x 13.75 M  
 4pc Bathroom 14.00 M x 8.83 M  
 Other 8.25 M x 6.58 M  
 Bedroom 10.83 M x 9.58 M  
 Bedroom 10.83 M x 9.08 M  
 4pc Bathroom 7.25 M x 4.92 M  
 Family room 15.42 M x 12.08 M  
 Den 12.50 M x 12.00 M

Storage 20.00 M x 12.00 M  
 4pc Bathroom 10.50 M x 4.92 M  
 Living room 15.92 M x 10.33 M  
 Dining room 14.50 M x 9.42 M  
 Kitchen 11.83 M x 11.17 M  
 Other 9.33 M x 7.83 M  
 Laundry room 12.00 M x 5.25 M  
 Foyer 9.17 M x 8.33 M  
 Pantry 10.83 M x 5.08 M

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

Listing Presented By:



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**Real Estate Professionals Inc.**

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

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

Bedroom 13.92 M x 9.58 M