



## 396 Strathcona Drive Calgary Alberta

\$799,900

Welcome to the popular family community of Strathcona Park & this lovely 4 bedroom home only minutes to neighbourhood schools, winding greenspaces & shopping. This custom-built bi-level enjoys hardwood & laminate floors, wonderful open concept kitchen with cherrywood cabinets, 2 wood-burning fireplaces & backyard with mature landscaping & ornamental rock garden/water feature. Warm & inviting floorplan featuring great-sized living room with brick-facing fireplace & bow window, dining room with beautiful built-in hutch & cherry kitchen with full-height cabinetry & centre island, slate tile backsplash & stainless steel appliances including 4-door LG fridge & Samsung stove/convection oven, plus a huge 200+sqft balcony complete with gas line for your BBQ. Three bedrooms & 2 baths on the main floor highlighted by the master with walk-in closet & ensuite with heated floors, glass sink & separate shower. The lower level - with new carpets & laminate floors (2022), is finished with a big 4th bedroom with walk-in closet, full bath, laundry/storage & rec room with wood-stove fireplace; there's also mudroom with access up to the backyard & an adjoining multi-purpose room...gym, office or additional storage. In addition to the new flooring in the basement, the roof was replaced in 2015, hot water tank in 2021 & cement fibre siding in 2015. A fantastic opportunity to make your home in this highly sought-after West Hills community, only minutes to Strathcona Square shopping, Westside Rec Centre & LRT plus quick easy access to Bow/Sarcee/Stoney Trails to take you to West Hills shopping, downtown & more! (id:6769)

4pc Bathroom Measurements not available  
Recreational, Games room 23.08 Ft x 24.17 Ft  
Exercise room 8.92 Ft x 11.33 Ft  
Bedroom 15.08 Ft x 12.58 Ft  
Laundry room Measurements not available  
3pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

Living room 18.00 Ft x 22.42 Ft  
Dining room 17.17 Ft x 9.92 Ft  
Kitchen 17.17 Ft x 10.33 Ft  
Primary Bedroom 15.92 Ft x 12.58 Ft  
Bedroom 14.00 Ft x 9.58 Ft  
Bedroom 17.75 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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