



47 Stratton Hill Rise Calgary Alberta

\$725,000

Welcome to this charming family home in the ultra desirable community of Strathcona Park. With over 2,100 square feet of total living space, this property offers a comfortable and functional layout, perfect for everyday living. Pride of ownership is obvious. This property is truly turnkey. The main floor features soaring vaulted ceilings and a bay window in the formal living and dining areas, creating an open and airy atmosphere. The updated kitchen (2022) includes SS appliances and a stylish cultured marble backsplash. It also comes equipped with a garburator, wine rack, and a cozy breakfast nook with sliding doors that lead out to a fresh wrap-around treated wood deck, complete with a gas line for your BBQ. The family room, with its log-lighter brick fireplace and fantastic city views, is an ideal spot for relaxation. Upstairs, the master bedroom offers a peaceful retreat with a 4-piece ensuite featuring in-floor heating. A second bedroom, full bathroom, and a generous loft space complete this level. The walkout basement is bright and inviting, featuring a spacious family room with sliding doors to a private, low-maintenance backyard. It also includes a third bedroom, full bathroom with a steam shower, laundry area, and ample storage. Notable updates to the home include a new deck, rail & shingles (2021), renovated powder room (2020), updated appliances: washer and dryer (2022), fridge and oven (2018). Additional features include central air conditioning, a newer furnace, all new windows (2009), underground sprinklers, central vacuum system with attachments.. and don't forget the stunning city views. Located just 10 minutes from downtown, with easy access to pathways, shopping, and the LRT. The home is also within walking distance to both public and Catholic schools. A single attached garage and two additional parking spaces on the driveway add convenience. This ...

Bedroom 12.08 Ft x 11.50 Ft

3pc Bathroom 17.42 Ft x 5.83 Ft

Other 15.42 Ft x 17.83 Ft

Other 4.25 Ft x 5.92 Ft

Living room 12.75 Ft x 13.33 Ft

Dining room 11.50 Ft x 12.08 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft

Pantry 3.25 Ft x 5.00 Ft

Bonus Room 11.58 Ft x 10.58 Ft

Bedroom 11.08 Ft x 8.33 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Primary Bedroom 11.75 Ft x 13.92 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<https://steelegroupyyyc.com/>



Real Estate Professionals Inc.

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

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

Kitchen	10.58 Ft x 8.83 Ft	Other	5.00 Ft x 4.92 Ft
Other	10.25 Ft x 11.25 Ft	4pc Bathroom	7.92 Ft x 4.92 Ft
Family room	11.83 Ft x 13.92 Ft		