



488 Strathcona Drive Calgary Alberta

\$815,000

Welcome to this charming, standout bi-level with 2300+ square feet of living space in desired Strathcona Park. The exceptional layout showcases the best of the individual areas of the home and outdoor spaces. Ideal for relaxation and accommodating large gatherings. The large foyer with high ceiling takes you to upper and lower family spaces. The centerpiece open concept living room features hardwood flooring, large south-facing windows and two doors opening onto a balcony. The dining space is suited for a formal table. A modern and functional kitchen highlights are an induction oven, serving counter, and a table space overlooking the picture perfect backyard. Through a hallway are a full washroom and great sized bedrooms. The retreat, king-size primary bedroom has extra space for crib, desk, or lounging furniture. The ensuite is complemented by the walk-in shower with glass doors. On to the fully developed basement... there is great accessibility with front and back stairwells that improve airflow and lighting. The recreation room has a big south-facing window, raised hardwood floor, and fireplace. Through the adjacent glass french doors is the large den that is great for an office, or easily converted to a fourth bedroom. Adding to the efficient layout are the conveniently located full bathroom, spacious laundry room, storage room great for a cold room or winemaking, and utility room with two furnaces and even more storage space. The man-cave double garage is insulated and heated, and has window and water line. The large tree-lined lot is fully landscaped and easy keep. The backyard is a true peaceful getaway with a tiered deck, walk-in storage shed, and big grassed play space. More to mention are the paving stone driveway and decorative fencing. The longtime owner has maintained this home exceptionally well. Upgrades include vinyl windows (some triple-glazed), stu...

Den 15.50 Ft x 10.67 Ft

Family room 20.33 Ft x 12.17 Ft

4pc Bathroom 10.75 Ft x 5.00 Ft

Laundry room 10.75 Ft x 7.92 Ft

Cold room 7.92 Ft x 5.00 Ft

Furnace 8.67 Ft x 8.00 Ft

Dining room 13.75 Ft x 11.00 Ft

Primary Bedroom 19.42 Ft x 12.50 Ft

3pc Bathroom 7.67 Ft x 5.08 Ft

Bedroom 10.83 Ft x 10.58 Ft

Bedroom 10.67 Ft x 10.42 Ft

4pc Bathroom 8.08 Ft x 6.17 Ft

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Listing Presented By:



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Living room 19.08 Ft x 16.75 Ft

Foyer 10.83 Ft x 4.17 Ft

Kitchen 15.08 Ft x 13.75 Ft