



## 115 Strathaven Circle Calgary Alberta

\$999,999

PRICE REDUCED! This is it!! This is your opportunity to live in sought after Strathcona Park. Welcome to this exceptional custom 2500 sq.ft 2 storey home. Soaring ceilings, pristine hardwood floors and loads of natural light throughout. The main floor offers a seamless flow of living space with a formal living room w/fireplace, dining room, and a main floor family room with 2nd fireplace. Great kitchen with granite countertops and stainless steel appliances, island and corner pantry with bright eating nook. There is also a good size separate den/office area off the entry way. Nice size main floor laundry room and private 2-pce bath. Upstairs there are 3 bedrooms. The primary master bedroom is a luxurious retreat with room for a king bed, separate seating area and spa inspired 5-pce ensuite with double vanity, corner soaker tub, shower and separate toilet room. The additional 2 bedroom are separated by a Jack & Jill 4-pce bath. Lower level has a large rec room, loads of storage and room for an additional bathroom with rough-in ready for your future plans. Prime location close to schools, backing directly onto playground, parks and pathways. Close to transit, Westside Rec, Aspen Landing and Strathcona Square and a quick commute to downtown. (id:6769)

Recreational, Games room 21.75 Ft x 29.58 Ft

Storage 13.92 Ft x 13.58 Ft

Storage 9.75 Ft x 10.67 Ft

Storage 12.08 Ft x 7.00 Ft

Breakfast 9.25 Ft x 7.17 Ft

Den 8.83 Ft x 11.00 Ft

Dining room 18.17 Ft x 10.42 Ft

Family room 16.08 Ft x 12.00 Ft

Kitchen 14.67 Ft x 12.25 Ft

Laundry room 5.50 Ft x 6.92 Ft

Living room 19.58 Ft x 14.83 Ft

2pc Bathroom Measurements not available

Bedroom 9.50 Ft x 12.17 Ft

Bedroom 11.33 Ft x 10.92 Ft

Primary Bedroom 21.00 Ft x 25.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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Century 21 Bamber Realty LTD.

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**RE/MAX Realty Professionals**

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