



## 12 Strathcona Road Calgary Alberta

\$799,000

Immaculate Home ~ Exceptional Location!! This updated air conditioned Strathcona Park split level home features over 2400sqft of total space and is located across the street from a park and skating rink, is near the extensive walking paths along the ravines, and is in the walk zones (one block away) for both Olympic Heights and John Costello Schools! The quaint main floor hosts maple hardwood flooring and an open concept dining space adjacent to the front living room / reading room. The kitchen was fully renovated in 2017 and features new cabinetry and backsplash, quartz countertops, KitchenAid stainless steel appliances, farmhouse sink and wonderful eating bar, perfect for the kids to have a quick snack. The upper level is home to 3 bedrooms and 2 baths, including the generous primary bedroom with great views of the private backyard and personal four piece ensuite. The lower level has a large family room with focal wood burning fireplace, a spacious den with sliding barn doors, which could also be utilized as a fourth bedroom, a 3 piece bath and laundry room. The basement level has a large recreation room with an electric fireplace and built-in playhouse and "store" for the kids! The basement also has a combined utility/storage room and crawl space for additional storage. The expansive tiered backyard has exceptional privacy and features a large ground level deck, perfect for entertaining or relaxing with the family. The attached single car garage also has a built-in work space for the hobbyist to store all your tools. With schools, walking paths, transit and amenities all nearby and the exceptional access to downtown Calgary and the Rocky Mountains, this is the perfect place to call home! Note furnace replaced 2017, AC installed 2017. Please see Additional Feature Sheet for full list of updates. (id:6769)

Recreational, Games room 22.67 Ft x 16.17 Ft

Family room 17.00 Ft x 15.92 Ft

Den 14.17 Ft x 10.92 Ft

Laundry room 7.92 Ft x 5.17 Ft

3pc Bathroom 8.33 Ft x 4.92 Ft

Kitchen 15.17 Ft x 10.67 Ft

Living room/Dining room 22.25 Ft x 16.92 Ft

Primary Bedroom 13.75 Ft x 11.50 Ft

Bedroom 9.92 Ft x 9.08 Ft

Bedroom 9.92 Ft x 9.08 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)