



## 1409 Strathcona Way Strathmore Alberta

\$459,900

Welcome to this beautiful semi-detached bi-level home with over 1,600 SQ.FT of total living space; located in the desirable community of Strathaven, a peaceful, family-friendly neighborhood close to parks, schools, and all the amenities Strathmore has to offer. This bright and well-maintained home is perfect for first-time buyers, young families, downsizers, or investors seeking flexibility and value. Enjoy the convenience of a live-up/rent-down setup, featuring two fully developed two-bedroom suites. The lower level includes an illegal mother-in-law suite, with a private side entrance for added versatility. The main level features a welcoming open-concept layout with a cozy living room, spacious kitchen and dining area, two comfortable bedrooms, a full 4-piece bathroom, and upper-level laundry. Recent updates include new flooring and fresh paint throughout, giving the home a modern and refreshed look. The lower level offers a private entrance, second kitchen, two additional bedrooms, full bathroom, and ample storage space ;ideal for extended family or as a mortgage helper. Notable updates include a new roof (2025) and hot water tank (2019). Outside, you'll enjoy a west-facing fenced backyard perfect for pets, gardening, or relaxing evenings, plus a single attached garage. Easy Main level Available and vacant for showings, Lower level occupied by a tenant (24 notice required). This Bi-level is Conveniently located near major amenities such as Walmart, Sobeys, Calgary Co-op, Cozy Cup Bar, Rocky's Bakery, Starbucks, PJ's Diner, and several parks including Strathmore AG Campground and Dinosaur Sledding Hill. Families will love the nearby schools like: Wheatland Elementary, Crowther Memorial Junior High, and Strathmore High School; all just minutes away. This lovely bi-level blends comfort, functionality, and investment potential -- a wonderful opportunity to enjoy sm...

4pc Bathroom 6.92 Ft x 9.08 Ft

Bedroom 10.33 Ft x 12.83 Ft

Bedroom 8.75 Ft x 12.83 Ft

Kitchen 12.17 Ft x 10.08 Ft

Recreational, Games room 14.50 Ft x 12.83 Ft

Furnace 7.00 Ft x 12.17 Ft

Dining room 10.67 Ft x 9.00 Ft

Kitchen 11.00 Ft x 11.67 Ft

Living room 15.17 Ft x 13.00 Ft

Primary Bedroom 10.50 Ft x 11.83 Ft

Foyer 5.00 Ft x 10.42 Ft

4pc Bathroom 9.25 Ft x 5.25 Ft

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Listing Presented By:



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