



40 Strathearn Crescent Calgary Alberta

\$678,000

Welcome to this BEAUTIFUL and UPDATED home in the highly sought-after community of Strathcona Park! This 4-BEDROOM, 3.5-BATHROOM home showcases a BRIGHT and OPEN layout with both a living room featuring large windows AND a family room complete with a cozy wood-burning FIREPLACE. The spacious kitchen offers ample cabinets and counter space, an eating bar, STAINLESS STEEL fridge, and a dining area. Patio doors lead to your large DECK and fenced backyard. Upstairs you'll find 3 well-appointed bedrooms and a 4-PC BATHROOM. The PRIMARY BEDROOM includes a large walk-in closet and a full ENSUITE. The basement is fully finished with a versatile flex space, 4th BEDROOM, another FULL BATHROOM, and plenty of STORAGE. Outside, enjoy your DECK overlooking a nice-sized yard and an oversized single detached GARAGE. RECENT UPGRADES include: NEW ROOF (2023), NEW HOT WATER TANK (2023), CENTRAL AIR (2023), NEW WINDOWS & DOORS (2020), and NEW FURNACE (2016). This home is just a short walk to the LRT, close to shopping, and surrounded by excellent schools. Strathcona Park is truly unique with access to a 23-hectare ENVIRONMENTAL RESERVE featuring ravines, off-leash parks, and bike paths--an URBAN OASIS in the city. (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft
4pc Bathroom 5.58 Ft x 8.00 Ft
Bedroom 10.83 Ft x 8.92 Ft
Bedroom 7.83 Ft x 13.17 Ft
Primary Bedroom 13.17 Ft x 11.58 Ft
4pc Bathroom 5.08 Ft x 8.67 Ft
Bedroom 12.00 Ft x 11.25 Ft
Laundry room 5.08 Ft x 7.42 Ft

Recreational, Games room 12.08 Ft x 29.58 Ft
Storage 5.08 Ft x 4.42 Ft
Furnace 5.08 Ft x 9.58 Ft
2pc Bathroom 4.83 Ft x 4.83 Ft
Dining room 10.08 Ft x 11.33 Ft
Family room 13.83 Ft x 12.58 Ft
Kitchen 10.92 Ft x 17.75 Ft
Living room 13.17 Ft x 12.58 Ft

Listing Presented By:



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