

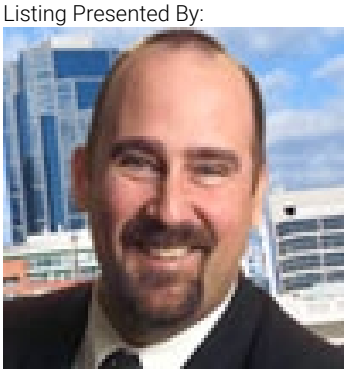
44 Strathlea Close Calgary Alberta

$949,900

LOCATION, LOCATION, LOCATION! This spacious walkout bungalow in Strathcona Park hits the market for the first time! No pets, no smoking, one owner home offers over 3,300 sq. ft. of fully developed living space with 4 bedrooms, 3 full baths and two laundry areas--an ideal layout for families, guests and multi-generational living. The main floor features 10' knockdown ceilings, rounded corners and hardwood flooring through the hallway, dining room, living room and kitchen. The tiled front entry features imported English tile and a new front storm door (2022). The formal dining room includes a dedicated space for a large buffet or hutch. The kitchen features oak cabinetry with pot and pan drawers, built-in wine rack, pantry, granite counters, island and backsplash, stainless steel double sink with newer faucet, instant hot-water dispenser (2025), new garburator new LED recessed lighting and pendant lights. Stainless steel appliances include a Dacor gas range, hood fan, Bosch dishwasher, and Samsung refrigerator with water/ice. The adjoining living room features a gas fireplace, new LED recessed lighting, remote fan/light and direct access through a Phantom Screen door to the upper deck. The primary bedroom includes new LED recessed lighting, a remote fan/light and a large walk-in closet. The 4 pc ensuite features heated tile flooring, jetted tub and marble shower designed for steam capability. The second main floor bedroom can also function as an office or den. A second 4 pc bath and main floor laundry room complete this level. The fully finished walkout basement was completed with permits and features large windows and in-floor heating. The layout includes a large rec room, wet bar, two bedrooms, a 3 pc bath, second laundry room and plenty of storage. Recent updates include a new furnace (2022), new roof (September 2025). Exterior features include low-maintenance la...

Bedroom 13.50 Ft x 11.58 Ft
Bedroom 11.33 Ft x 9.92 Ft
3pc Bathroom 4.83 Ft x 8.00 Ft
Recreational, Games room 33.83 Ft x 27.00 Ft
Storage 9.92 Ft x 10.17 Ft
Furnace 16.92 Ft x 14.00 Ft
Dining room 11.25 Ft x 13.42 Ft
Kitchen 14.50 Ft x 13.92 Ft
Primary Bedroom 16.75 Ft x 16.17 Ft
4pc Bathroom 11.08 Ft x 7.67 Ft
Bedroom 11.00 Ft x 16.25 Ft
4pc Bathroom 8.33 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.barryklatt.com/

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 22.17 Ft x 16.50 Ft

Laundry room 6.25 Ft x 11.75 Ft

Storage 10.00 Ft x 5.92 Ft