

## 15 Strathlea Close SW Calgary, Alberta

**MLS # A2226591**



**\$839,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 15 Strathlea Close SW – a beautifully maintained family home nestled in the heart of prestigious Strathcona Park! Situated on a quiet, family-friendly close, this bright and spacious two-storey residence offers over 2,150 sq.ft. of comfortable living space with 3 bedrooms and a versatile bonus room. The main floor boasts a functional layout featuring a sunny kitchen with maple cabinetry, tile flooring, and a large central island – perfect for casual meals and entertaining. A cozy great room with a double-sided fireplace opens into the lifestyle/dining room, while a convenient 2-piece bath and laundry/mudroom with access to the double attached garage complete the main level. Enjoy summer evenings in the sun-drenched south-facing backyard with a stylish cedar deck, complete with glass and aluminum railings. Upstairs, the spacious bonus room provides excellent flexibility for a home office, play area, or media space. The full, unfinished basement is ready for your creative touch, featuring high ceilings (9'8"). Located just minutes from top-rated schools, shopping centres, parks, and pathways, this is a fantastic opportunity to join one of Calgary's most desirable communities. Don't miss out – book your private showing today!