

115 Strathaven Circle SW
Calgary, Alberta

MLS # A2244657



\$999,999

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,519 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: garden shed

PRICE REDUCED! This is it!! This is your opportunity to live in sought after Strathcona Park. Welcome to this exceptional custom 2500 sq.ft 2 storey home. Soaring ceilings, pristine hardwood floors and loads of natural light throughout. The main floor offers a seamless flow of living space with a formal living room w/fireplace, dining room, and a main floor family room with 2nd fireplace. Great kitchen with granite countertops and stainless steel appliances, island and corner pantry with bright eating nook. There is also a good size separate den/office area off the entry way. Nice size main floor laundry room and private 2-pce bath. Upstairs there are 3 bedrooms. The primary master bedroom is a luxurious retreat with room for a king bed, separate seating area and spa inspired 5-pce ensuite with double vanity, corner soaker tub, shower and separate toilet room. The additional 2 bedroom are separated by a Jack & Jill 4-pce bath. Lower level has a large rec room, loads of storage and room for an additional bathroom with rough-in ready for your future plans. Prime location close to schools, backing directly onto playground, parks and pathways. Close to transit, Westside Rec, Aspen Landing and Strathcona Square and a quick commute to downtown.