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44 Strathlea Close SW
Calgary, Alberta

MLS # A2338189



$965,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,690 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs		

Inclusions: Washer & Dryer in Basement only, Garage Door Opener + 1 Remote

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 landscaping front and back, no-maintenance vinyl fencing, an extra-wide poured concrete garage driveway, poured concrete front patio and partial poured concrete walkway to the backyard. The upper deck was completed in 2022 with Dura-Deck vinyl, finished underneath, and includes a covered BBQ area.. Water and gas lines are available on both the upper and lower levels. The walkout basement opens to a large covered poured concrete patio. The double attached garage is drywalled and includes an upper storage room with built-in shelving. The exterior garage door frame has also been cladded for reduced maintenance. Located close to Strathcona Park's green spaces and pathways, Westside Recreation Centre, Aspen Landing, Westhills Towne Centre and several public and private schools, including Dr. Roberta Bondar School (6 min walk), Webber Academy, Calgary Academy and Rundle College.

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