

71 Strathclair Rise SW Calgary, Alberta

MLS # A2353953

\$838,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,126 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry		

Inclusions: TV wall mounts (x3), Window Coverings (all), Any Floating Shelves, Garage Door Opener

****Open Houses:** Saturday, October 24 and Sunday, October 25 from 1-3 pm** A great location, plenty of room to spread out, and thoughtful updates throughout make this five-level split a wonderful place to call home. With flexible living spaces and room for family and friends, this home offers comfort and versatility to suit every stage of life. 71 Strathclair Rise SW features almost 3,000 square feet of finished living space, including more than 2,100 above grade. The list of upgrades in the past five years is extensive, including: most windows, almost all new flooring, rubber driveway, exterior painting, backyard fence, new front steps and railing, main and ensuite bathrooms, interior lighting, custom primary bedroom closet, and exterior Gemstone lights; this is truly a move-in ready home. The main living space features updated vinyl flooring that flows through the living room, dining room, and the kitchen. With multiple windows on two sides of the living room, you'll enjoy loads of natural light. The dining room has plenty of space for gathering, and you're going to appreciate the extensive cabinetry, built-in pantry, large granite island, and stainless steel appliances in the kitchen (fridge and dishwasher 2025). From this level, you also have direct access to your west-facing balcony; imagine quiet evenings watching the sun set. Heading to the upper level, you'll find three bedrooms including a king-sized primary with an updated 4-piece ensuite. The main 4-piece bathroom has also been updated in the past five years, and the carpet on this level is only a few months old. On the first lower level, you'll enjoy the same plush, new carpet throughout. You'll find a spacious fourth bedroom (above grade), a large family room with access to the private backyard, as well as a convenient 2-piece washroom and separate laundry. The two lowest levels of this home feature a home

office with large window (which could be used as a fifth bedroom), a huge mudroom with built-in storage, access to your oversized double-car garage, as well as a large playroom / rec room. This wonderful, air-conditioned property sits on a generous 44-foot wide lot with mature trees, is only blocks from multiple schools, and is less than 10 km from the heart of downtown. Opportunities like this don't come very often, make sure you don't miss out.