

84 Strathlorne Crescent SW Calgary, Alberta

MLS # A2353985

\$830,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Irregular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

I am excited to share an exceptional property opportunity in sought-after Strathcona Park. Positioned on a quiet street surrounded by wonderful long-time neighbours, this 2-storey walk-out home offers ample space to entertain, classic architectural character, and an effortless "lock-and-leave" lifestyle ideal for snowbirds, busy professionals, or anyone wanting minimal summer yard work. • **MAIN FLOOR:** Highlights include stepping into lovely vaulted ceilings across the formal living and dining rooms, a bright private front office with built-in cabinets & framed by multiple windows, a central kitchen with breakfast nook, a cozy family room featuring a wood-burning fireplace and beverage bar, main floor laundry, and a 3-piece bathroom. • **UPSTAIRS:** The upper level houses 3 nicely sized bedrooms, including the primary retreat complete with a 4-piece ensuite and walk-in closet, alongside a secondary 4-piece bathroom. • **LOWER LEVEL:** The fully finished walk-out lower level expands your living space with an open rec/media room, two flexible dens (with the potential for an extra bedroom(s) with adding egress window(s)), a large storage area, and a 3-piece bathroom complete with its own steam room! • **OUTDOOR LIVING:** is completely hassle-free with multi-tiered, low-maintenance decks spanning two levels, offering your choice of full sun or shade all summer long. • **UNBEATABLE LOCATION:** Walk 10 minutes to the LRT station, enjoy nearby top-rated schools, local dining, and scenic green spaces like Edworthy Park and the Bow River bike path system. Minutes to Westside Rec Centre and West Hills Towne Centre, a quick 15-minute drive to Downtown Calgary, and swift access west to the Rocky Mountains! Book your showing today.