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639 Stratton Terrace SW Calgary, Alberta

MLS # A2354942

$799,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,074 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 783
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, No Animal Home, Quartz Counters, Recessed Lighting, Wet Bar		
Inclusions:	N/A		

Welcome to Chateaux Strathcona, one of Calgary’s premier condominium developments, offering an exceptional opportunity to own a magnificent bungalow villa with a walkout lower level and breathtaking views of Downtown Calgary and the rolling landscape of Nose Hill. Offering nearly 4000 square feet of beautifully appointed living space, this remarkable home combines timeless elegance, generous proportions and an effortless lock-and-leave lifestyle. Thoughtfully updated with numerous improvements, the home features new hardwood flooring throughout, a beautifully renovated modern kitchen complete with quartz countertops and all-new appliances, and a stunningly renovated primary ensuite. The Primary ensuite has been thoughtfully redesigned to incorporate convenience with the washer and dryer relocated to this space, along with a beautiful walk-in shower. The main level is flooded with natural light and showcases an impressive living and dining area with soaring vaulted ceilings, floor-to-ceiling windows and a beautiful fireplace. The expansive layout creates an inviting atmosphere for both intimate gatherings and larger-scale entertaining. The renovated kitchen offers an abundance of cabinetry, generous quartz counter space and a substantial island, complemented by a casual dining nook. Adjacent to the kitchen, the spacious family room provides another welcoming place to gather and unwind. Two generously sized bedrooms are located on the main level, each featuring its own ensuite. The primary retreat overlooks the rear decks and enjoys beautiful north-facing views, creating a peaceful and comfortable escape. The walkout lower level offers an entirely different setting for entertaining and relaxation. A spacious open recreation area provides plenty of room for a media lounge, games area or pool table, while the wet bar is

perfectly suited for hosting family and friends. For a quieter retreat, the separate den features a charming wood-burning fireplace, making it an ideal library, reading room or cozy escape. Outdoor living is equally inviting, with a two-tiered deck spanning the rear of the home and accessible from both the living room and primary bedroom. The lower deck offers a private, shaded oasis, providing a wonderfully cool retreat during the summer months. At the front of the home, a sun-drenched patio offers the perfect setting for outdoor planters, flowers and enjoying the sunshine. With exterior maintenance, landscaping and snow removal taken care of, you can spend less time on upkeep and more time enjoying the lifestyle this exceptional community offers. Ideally located near walking paths, shopping and transit, with convenient access to downtown Calgary, this beautifully updated villa offers an outstanding combination of space, comfort, convenience and refined living. A rare opportunity to enjoy elevated villa living in one of Calgary’s most desirable condominium communities. This is a property you won’t want to miss.

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