

**68 Strathlea Close SW  
Calgary, Alberta**

**MLS # A2278599**



**\$970,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, No Back Lane,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to 68 Strathlea Close SW &ndash; a beautifully maintained family home nestled in the heart of prestigious Strathcona Park! Situated on a quiet, family-friendly close, this bright and spacious two-storey residence offers over 2800 sq.ft. of comfortable living space with 4 bedrooms, 4 bathrooms and a fully finished walk out lower level. As you enter the foyer it is highlighted by a two story ceiling that create an inviting and airy atmosphere. The main floor boasts an elegant formal dining room, a functional sunny kitchen with maple cabinetry, a corner walk-in pantry offering loads of storage, open to a great room with a gas fireplace, while a convenient 2-piece bath and laundry/mudroom with access to the double attached garage complete the main level. The upper level has a split staircase, towards the front of the home it offers a very spacious bonus area featuring large windows, a very flexible area, left up to your imagination and needs. The upper level is completed with 3 bedrooms. The primary bedroom has a 5 piece ensuite and a walk-in closet. The newer lower walk-out level is bright and open. Designed for entertainment, leisure or recreational space, it also features a built-in bar for extra storage and convenience, a fourth bedroom and a full bathroom complete this level, adding versatility to the home. Located in a great family community, this home is conveniently close to shopping, grocery stores, and is within walking distance to numerous public and private schools. Don&rsquo;t miss the opportunity to make this stunning show home your own!