

1605 Strathcona Drive SW  
Calgary, Alberta

MLS # A2167513



## \$860,000

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home

**Inclusions:** N/A

Welcome to this warm and inviting home located in the ideal community of Strathcona Park. One of the most amazing features is definitely the close proximity to some of Calgary's best schools! Just a very short distance to Rundle, Griffith Woods, Roberta Bondar, Ernest Manning, Webber, Calgary Academy and Guardian Angel Elementary. Amazing proximity to great shopping and amenities. This home boasts three fully developed and very spacious levels. The main floor includes a bright dining room and cozy living room. There is an abundance of natural light into the home. The upper floor includes a large primary suite and two additional bedrooms, a main bathroom and bonus room complete the perfect upper floor for a growing family. The basement development was completed in April 2024 it includes a beautiful rec area, bedroom and full bathroom. The backyard has an amazing amount of space, lovely shrubbery and is complete with underground sprinklers. This home has been well maintained. This is a beautiful space, don't miss your chance to check it out!