



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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24 Strathcona Close SW
Calgary, Alberta

MLS # A2249864



\$639,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,611 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Private, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Garage Door Opener with One Control, Storage Shed, Piano, 2 Ceiling Fans

Wonderful 3+1 bedroom 2 $\frac{1}{2}$ bath 4 level split with over 1611 sq ft situated on a 48' x 100' lot on a quiet cul-de-sac. Huge potential to make this your own or by renovating to realize its full potential. Large living room with sunny bay window open to a dining room that can accommodate the whole family. Lots of solid wood cabinetry, a pantry and an eating area with a built-in banquette in the kitchen. Upstairs features a king-sized master with double closets and a 3 pc ensuite plus two other oversized bedrooms and a conveniently located bath. The third level features a large family room complete with custom panelling, a cozy fireplace and sliding door access to a large, poured patio in a generous sized, very private, fully fenced yard. This level also includes a laundry and 2 pc powder room plus access to the double attached garage. The lower level includes a fourth bedroom, a rec room, and a den plus access to a 18' x 18' crawl space for extra storage. Situated in the heart of sought after Strathcona, close to parks, walking paths, schools and the community centre facilities. Easy access to major shopping, quick access to downtown and the new Ring Road plus a quick escape to the mountains.