



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

36 Strathlorne Crescent SW
Calgary, Alberta

MLS # A2261749



\$774,900

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage		
Inclusions:	range hood fan		

OPEN HOUSE SUNDAY OCT 5, 2-4 pm and YOU'RE INVITED!! Welcome to your NEW HOME on STRATHLORNE CRESCENT IN THE HIGHLY SOUGHT AFTER COMMUNITY OF STATHCONA PARK! This 2 story WALK OUT HOME is in an Exceptional location on family oriented street across from a "treed" green space offering beauty and privacy from your living room VIEW. Strathcona Cres, a street where families Live & Thrive! Conveniently located close to top rated public & private schools, shopping, pathway systems and a short commute to the Core. This home BOASTS 3 bedrooms, 2.5 baths, in nearly 3000 sq. ft. floorplan on an enormous & rare 8094 sq. ft. lot which backs south. It is quite PRIVATE & is fully fenced & landscaped with beautiful Apple, Crab Apple & Evergreen trees as well as garden beds. This home has been well maintained over the years and is the first time being brought to market. Most recently a new Sky light was replaced as well as the upper deck off the Primary Bedroom was replaced & resealed. Also in 2025 a new HiSense Refrigerator was installed. In 2020 a number of renovations were performed by Claude with Above and Beyond Renovations a well known renovator in the area. He installed the luxury vinyl plank, 3 new toilets, Samsung Electric Range, painted, replaced the Upper deck complete with railing, quartz countertops as well as some new light fixtures. 2015 A new Bosch dishwasher was installed and the Asphalt Shingles were replace. TWO (2) New Hi Efficiency Furnaces, 2 Gen Aire humidifiers installed in 2010. The furnaces, humidifiers and ducts have just been serviced, cleaned & ready for the new Owners. Book your Showing Today as this Opportunity to OWN in this Highly Sought After Community won't Last!