

**1205 Strathcona Drive SW**  
**Calgary, Alberta**

**MLS # A2215062**



**\$999,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Open house - 26 APRIL, 2.00-4.00 pm. Fully developed 2 storey gorgeous home in Strathcona Park walking distance to " Strathcona Square ", and Dr Roberta Bondar Elementary school. Welcoming foyer with Cathedral ceiling in the living room. Main floor bath with natural light into each room. Kitchen has been refurbished with Quartz , a beautiful glazed sparkling white back splash tile arrangement ,great fixtures with stainless steel appliances !!Dishwasher-Bosch brand is updated in year 2023. Lovely breakfast nook as well as a formal open dining room which could also lend as an office or den. The family room and living room are separated with a 2 way gas fireplace. Each room is welcoming and spacious. Deck is repainted year 2023. Unique and gorgeous for its 4 bedrooms up with a gorgeous master suite with the ensuite to live for , with a classy little den type loft area right off the master bedroom. Basement is developed with a real nice well laid out family room, a flex room or spare bedroom and bar area. Yard is spectacular with chain link fence, mature trees and a huge entertaining deck. Very well established yard surrounding this gorgeous home. Spectacular family home in a beautifully sought after area .