

**1205 Strathcona Drive SW
Calgary, Alberta****MLS # A2218997****\$939,900**

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

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 .