

131 Stratton Crescent SW  
Calgary, Alberta

MLS # A2257552



**\$725,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Price Reduced & Seller Motivated! Spacious 4-Level Split in Sought-After Strathcona Park. Welcome to this beautifully maintained 1,800 sq ft 4-level split detached home, ideally located on a quiet street in the desirable community of Strathcona Park. Directly across from a serene green space, this home offers the perfect balance of comfort, functionality, and location. The main level features soaring vaulted ceilings, wrap-around windows, and hardwood flooring, creating a bright and inviting living area. The formal dining room flows into a well-appointed kitchen with wrap-around countertops, subway tile backsplash, white cabinetry with black hardware, and matching white appliances. Upstairs, enjoy new luxury vinyl plank flooring, a spacious primary bedroom with 3-piece ensuite, and two additional bedrooms served by a modern 4-piece bath with a Bath Fitter tub. The third level offers a warm and inviting family room with a stone-faced wood-burning fireplace and patio doors leading to the south-facing backyard. A 2-piece bath is also located on this level, with potential to be converted to a full bath using the included shower kit. The finished basement includes a large recreation room, laundry area, and ample storage, as well as a well-maintained furnace and brand-new instant hot water tank. Outside, the fully fenced and landscaped backyard features a wooden deck and terraced garden beds, perfect for relaxing or entertaining. A double attached garage adds year-round convenience. Conveniently located close to top-rated schools, parks, community amenities, shopping, transit, and offering easy access to Downtown and the Rockies, this home presents exceptional value in a premium location.