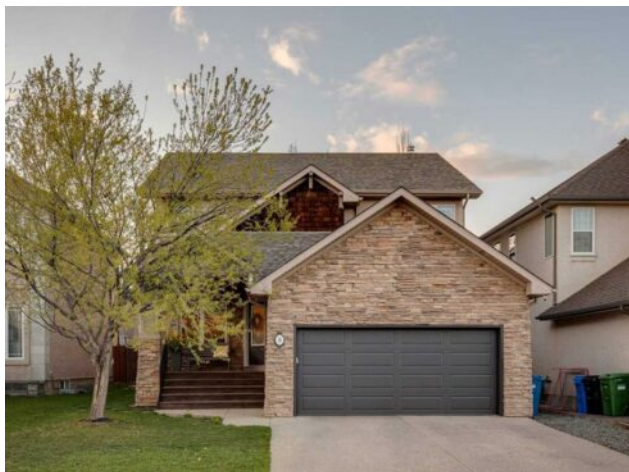


16 Strathlea Close SW  
Calgary, Alberta

MLS # A2216810



# \$949,900

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,303 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Rectangular Lot, Yard Lights		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot tub		

OPEN HOUSE IS CANCELLED. Welcome to your dream home, ideally situated on a quiet street with wonderful neighbors. This impressive residence features four spacious bedrooms and four well-appointed bathrooms, making it perfect for both everyday living and entertaining. As you enter, you'll appreciate the formal dining and living areas, which exude elegance and warmth. The open-concept kitchen seamlessly flows into the living area, highlighted by soaring two-story ceilings that create an inviting and airy atmosphere. A main floor den or office space adds to the home's functionality, ideal for those who work from home or need a quiet study area. The upper level offers an open loft or bonus area, providing additional space for relaxation or play. You will find two thoughtfully designed children's bedrooms and a generously sized master suite, complete with a large en suite bathroom and a walk-in closet. The lower level is designed for entertainment and leisure, featuring a huge recreational space, a designated kids' area, as well as a fourth bedroom and a full bathroom, adding versatility to the home. Step outside to discover a wonderful backyard retreat, complete with a spacious deck featuring a built-in hot tub, a patio adorned with a pergola, and charming garden lighting—perfect for enjoying summer evenings. Located in a great family community, this home is conveniently close to shopping, grocery stores, and is within walking distance to numerous public and private schools. Don't miss the opportunity to make this stunning show home your own!