

**56 Strathclair Place SW**  
**Calgary, Alberta**

**MLS # A2222003**



**\$850,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Refrigerator x2, Light Fixtures, Shed

\*\*\*OPEN HOUSE - Saturday, June 28, 12:00 - 4:00\*\*\* Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the highly sought-after community of Strathcona Park. With over 2,000 sq ft of developed living space across a versatile 4-level split layout, this property is perfect for families or investors. Step into the bright main floor, where vaulted ceilings and newer hardwood floors create a warm and inviting ambiance. The updated kitchen boasts stainless steel appliances, sleek modern cabinetry, and generous counter space, perfect for cooking and entertaining. Walk out directly to a spacious deck, ideal for morning coffee or summer BBQs. Upstairs, you'll find a spacious primary bedroom with a beautifully updated 3 piece ensuite with two closets. Two spare bedrooms rest just down the hall, next to a fully updated 4 piece common bathroom. The lower level features a cozy family room with a real wood-burning fireplace, a third bathroom, and a flexible fourth bedroom or home office. The finished basement offers a fifth bedroom which is ideal for a guest room, gym, or recreation space. Additional features include an attached double garage, a laundry/mudroom with side entrance, a large crawl space for ample storage, and a large backyard with a shed. Ideally located near top-rated schools, the LRT, Westside Rec Centre, and Stoney Trail, with easy access to the mountains and under 20 minutes to downtown.