

139 Stratton Crescent SW
Calgary, Alberta

MLS # A2264866

\$720,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,403 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings		
Inclusions:	None		

Welcome to this well-maintained 4-level split nestled on a quiet crescent in the heart of Strathcona Park — the perfect setting for families! You'll love being just steps from the scenic ravine pathway system, close to walking trails, and within walking distance to Olympic Heights Elementary and John Costello School. The home boasts great curb appeal, featuring brand new MicroPro Sienna pressure-treated front deck boards. Inside, you're welcomed into a bright living room that flows seamlessly into a spacious dining area, ideal for family dinners and entertaining. The kitchen features warm oak cabinetry, a pantry, updated appliances, and a charming bay window overlooking your sun-drenched southwest-facing backyard. Just a few steps down, the cozy family room awaits with a freestanding wood-burning stove (cleaned in 2023) and classic brick surround — a perfect spot to unwind on chilly evenings. The main floor laundry room comes equipped with newer washer and dryer. Upstairs, you'll find three bedrooms, including a primary bedroom with a 3-piece ensuite, plus a beautifully updated 4-piece main bath featuring new tile, toilet, and an exhaust fan. A fourth bedroom on the lower level offers extra space for guests, a home office, or teens. Outside, enjoy your private park-like yard with terraced landscaping, a newly built treated wood fence, concrete patio, planters, pergola with vines, and a BBQ gas line — truly made for outdoor living. Additional highlights include 18"x18" neutral ceramic tile flooring in key areas, an insulated and heated double attached garage, copper plumbing (no poly-B), BP Everest 40 shingles (2008), upgraded attic insulation, and eavestroughs approx. 5 years old. This charming home is packed with potential in one of Calgary's most sought-after neighbourhoods. Don't miss your chance — call

your favorite Realtor and book your private tour today!