



**GRASSROOTS**  
REALTY GROUP

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**19 Strathcona Bay SW**  
**Calgary, Alberta**

**MLS # A2224965**



**\$1,650,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,507 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hot Tub, TV x2, Soundbar (basement), Play House (as-is), Alarm System, Solar Panels, Water Softener, Radon System		

Arguably the BEST LOT in desirable, family-friendly Strathcona! This incredible cul-de-sac location offers over 8,300 square feet of land with a walkout lot and direct SOUTH exposure facing onto the best part of the RAVINE! Enjoy watching the seasons change with lush greenery out all of your windows! Sit on the deck or in the hot tub and enjoy the privacy & peace that comes with ravine living. And now, let's get to the house - this FULLY RENOVATED, modern masterpiece is like nothing that has ever come on the market in this neighbourhood! Care and detail was put into all of the upgrades in this owner-occupied home with all work done professionally & with permits. The floor plan was completely reimagined to fit the needs of modern life with a huge open-concept kitchen, vaulted ceilings w/ custom millwork beams, added windows and easy deck access for an indoor-outdoor living vibe :) Vaulted ceilings, endless natural light, hardwood flooring, custom blue & white kitchen w/ soft-close cabinetry and high-end appliances including built-in JennAir Fridge. Dining area has stylish built-in storage and living room features gas fireplace & included Frame TV. Multiple outdoor areas (all with beautiful landscaping) mean the whole family can have friends over, with wine on the upper composite deck, teenagers in the hot tub and some very lucky kids in the playhouse with incredible views! Featuring 4 BEDROOMS UP, there is room for a growing family or any home office needs! Primary suite includes private deck for a quiet getaway, walk-in closet & renovated ensuite. Main floor mud/laundry room keeps your family organized with access to the 23'3" x 21'6" attached garage w/ epoxy flooring & built-in shelving. Entertain your friends on game day in the walkout basement with custom walk-in wine cellar, wet bar, rec room, 5th bed & 4th bath, separate play area & hot tub

access! Save on utility bills with included 11.25 kW DC Solar Array with 10-year warranty. Enjoy thoughtful details like radon mitigation system, water softener, irrigation system, custom blinds & closet inserts. Take advantage of the Strathcona-Christie shortcut to the Sirocco LRT, just 850 metres on foot for a simple commute to work! Highly rated schools right in the neighbourhood (public Olympic K-6 and catholic Costello K-6) with a generous selection of private schools available on Calgary's west side as well. Mature trees, curving roads and varied architecture are some of the reasons buyers love the feel of Strathcona - quieter and safer than inner-city locations without that cookie-cutter suburb vibe. Take advantage of this extremely RARE opportunity today! Please inquire for full list of upgrades and check out the virtual tour!