



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

41 Strathridge Crescent SW
Calgary, Alberta

MLS # A2230058



\$1,049,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Paved, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage door opener with controls, Bar Fridge, A/C Unit, (3) Ceiling Fans, (2) ceiling speakers, Built in Speakers in basement

Nestled in a quiet cul-de-sac in the sought-after community of Strathcona Park, this beautifully updated two-storey home offers comfort, style, and functionality for modern family living. Boasting over 2000 sqft of living space, this air-conditioned home features 4 bedrooms, 3 bathrooms, a main-floor office, and a fully developed basement—perfect for growing families or those needing extra space. As you step inside, you're greeted by a bright and inviting flex room with elegant French doors, ideal for use as a formal dining room, sitting area, or even a playroom. The heart of the home is the stunning, upgraded kitchen, complete with a center island, breakfast bar, granite countertops, designer tile backsplash, and high-end stainless steel appliances. A second sink and built-in bar fridge make entertaining a breeze, while the spacious seating area and family room offer the perfect place to gather, complete with a cozy gas fireplace with slate accents. French doors lead to a large west-facing deck with glass panel railings, a gas line for easy BBQing, and a private, beautifully landscaped backyard—ideal for summer gatherings or simply unwinding after a long day. A stylish 2-piece powder room and a convenient main-floor laundry room complete this level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, featuring a jetted soaker tub and a separate shower—a perfect retreat at the end of the day. Two spacious secondary bedrooms and a well-appointed full bathroom complete the upper level. The fully developed basement offers even more living space, including a huge recreation and great room with a second gas fireplace, a fourth bedroom, and a versatile workshop area—perfect for hobbies, crafts, or additional storage. Additional features include a newer furnace, basement and the main level

are wired for entertainment, a double attached garage, and a prime location within walking distance to top-rated schools, transit, parks, and everyday amenities. With its quiet location, functional layout, and impressive upgrades, this is an exceptional family home that offers unbeatable value. Don't miss your chance to make it yours!