



GRASSROOTS
REALTY GROUP

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136 Strathlea Place SW
Calgary, Alberta

MLS # A2321141



\$1,259,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: Chest Freezer in Basement, Pool Table

Numerous quality upgrades enhance everyday living in this exceptionally well-maintained home, ideally situated on a quiet cul-de-sac in Strathcona Park. Thoughtfully designed with both comfort and functionality in mind, custom features include rich hardwood flooring throughout the kitchen, living, and dining areas, travertine tile in the entry and utility spaces, Hunter Douglas Silhouette blinds, built-in ceiling speakers throughout, a Vacuflo central vacuum system, and a heated double garage complete with a workbench and clapboard storage. At the heart of the home is a beautifully appointed gourmet kitchen featuring custom cabinetry, integrated waste, recycling, and compost storage, a concealed coffee station, and a premium appliance package that includes a steam convection oven, convection oven, warming drawer, under-counter microwave, Bosch dishwasher, and Fisher & Paykel refrigerator. A variety of dining spaces including a formal dining room, sun-filled breakfast nook, and expansive breakfast bar create the perfect setting for everything from casual mornings to sophisticated entertaining. The upper level is highlighted by a stunning primary retreat featuring a gas fireplace, spacious walk-in closet, luxurious ensuite, and an elevated sitting area overlooking the private treed park and southwest-facing backyard. A bonus room, two additional generously sized bedrooms and a full bathroom complete this level. The fully developed lower level offers excellent additional living space with a large recreation room, full bathroom, and a dedicated storage room. Outdoor living is equally impressive. The private southwest-facing backyard backs directly onto a beautifully treed park and is designed for both relaxation and entertaining, featuring a built-in gas firepit, BBQ gas line, integrated outdoor speakers, remote-controlled electric awning, and an additional gas line.

roughed in for a future lower patio or deck area. The professionally landscaped grounds include underground sprinklers, landscape lighting, mature apple trees, and security cameras covering all exterior access points. A private rear gate provides direct access to pathways and the adjacent park, as well as a convenient route to Dr. Roberta Bondar School, allowing children to walk to school in just minutes without crossing a single street. This exceptional property offers a rare combination of thoughtful upgrades, privacy, convenience, and family-friendly living in one of Strathcona Park's most desirable settings.