



GRASSROOTS
REALTY GROUP

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756 Strathcona Drive SW
Calgary, Alberta

MLS # A2327529



\$859,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Hot tub, Shed, Electric fireplace and Security cameras

Welcome to your new home in the heart of Strathcona Park! Tucked away in one of the community's most coveted locations, this beautifully updated walkout bungalow offers over 2,200 sq. ft. of developed living space, blending privacy, comfort, and modern living. Backing onto the stunning Strathcona/Christie Ravine, you'll enjoy no rear neighbours, mature trees, and a peaceful natural setting rarely found in the city. From the moment you step inside, you'll appreciate the bright, welcoming layout and thoughtful updates throughout. The open-concept main floor is filled with natural light from expansive windows and patio doors, creating a seamless connection between the indoor and outdoor living spaces. The renovated kitchen features quartz countertops, subway tile backsplash, quality cabinetry, and flows beautifully into the dining area and living room, complete with a cozy electric fireplace. The main floor offers three spacious bedrooms, including a primary retreat with a walk-in closet, private 4-piece ensuite, and private balcony overlooking the backyard. Two additional bedrooms and an updated 4-piece bathroom provide plenty of space for family or guests. Just off the attached double garage entry, you'll find a custom locker-style mudroom, perfect for keeping coats, shoes, backpacks, and everyday essentials neatly organized. Step outside onto the south-facing composite deck to enjoy your morning coffee, summer BBQs, or a glass of wine while taking in the peaceful surroundings. The beautifully landscaped two-tier backyard is designed for relaxing and entertaining, featuring a private firepit area and a covered two-person hot tub tucked beneath the upper deck—your own private retreat to enjoy year-round. The fully developed walkout basement adds exceptional living space with a cozy recreation room featuring a striking wood feature wall and gas fireplace, plus

patio doors leading directly to the backyard. The lower level also includes a generous fourth bedroom, dedicated den/home office, a 3-piece bathroom, large laundry room, a versatile flex room ideal for a hobby room, home gym, playroom, or additional workspace, plus a spacious storage room with custom shelving, an indoor workshop area, and cold storage. Well maintained and thoughtfully improved over the years, this home features triple-pane windows (2022), a high-efficiency furnace with humidifier, hot water tank (2022), roof (2021), hardwood flooring, composite decking, and a rubber-coated driveway (2026) with a transferable warranty. Enjoy walking distance to Olympic Heights School, Sirocco LRT Station, grocery stores, shopping, several parks, and nearby pathways, with quick access to major roadways and downtown. Beautifully updated, well-maintained, and perfectly positioned in one of Strathcona Park's most desirable locations, this exceptional walkout bungalow is more than just a home—it's a place you'll love coming home to.