



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

775 STRATHCONA Drive SW
Calgary, Alberta

MLS # A2336235



\$1,029,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, No Back Lane, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Roll Down Blinds, 2 Garage Controls, Central Vac Rough-In, 3 TV Mounts, Ensuite Shelving, Water Softener 'AS IS', 1 Ceiling Fan,		

WELCOME to this BEAUTIFULLY RENOVATED 2-STOREY HOME in one of STRATHCONA PARK'S MOST DESIRABLE LOCATIONS!!! Offering 3,292 SQ. FT. OF DEVELOPED LIVING SPACE, 4 BEDROOMS, 3.5 BATHROOMS, AIR CONDITIONING, an INSULATED + HEATED DOUBLE ATTACHED GARAGE + OVER \$60,000 IN RENOVATIONS!!! This exceptional family home blends timeless character w/HIGH-QUALITY modern updates in a family-friendly community. From the RENOVATED KITCHEN + SPA-INSPIRED ENSUITE to the private outdoor spaces, every detail supports daily living + effortless entertaining. Mature trees, inviting curb appeal + a PRIVATE FRONT DECK create a warm welcome. Step inside to a foyer where soaring VAULTED CEILINGS, FRESH PAINT, RICH HARDWOOD FLOORING + ELEGANT FINISHES establish a feeling of openness. The formal living room is filled w/NATURAL LIGHT before flowing into the SPACIOUS dining room—creating spaces for holiday celebrations + intimate dinners. At the heart of the home is the COMPLETELY RENOVATED KITCHEN w/timeless full-height cabinetry, QUARTZ COUNTERTOPS, SS APPLIANCES incl. a NEW FRIDGE, BUILT-IN WALL OVEN, MICROWAVE + GAS COOKTOP + a LARGE PENINSULA. Perfectly connected to the breakfast nook + FAMILY ROOM, this layout makes cooking + hosting effortless. The family room centres around a timeless BRICK WOOD-BURNING FIREPLACE w/classic mantle, custom built-ins + oversized windows framing the lush backyard, while patio doors extend the living space onto the expansive rear deck. A laundry/mudroom, updated powder room + direct garage access complete the main level. Upstairs, the PRIMARY RETREAT feels like a peaceful escape w/VAULTED CEILINGS, large windows + NEW

HIGH-END CARPET w/UNDERLAY. The SPA-INSPIRED 5-PC ENSUITE feat. HEATED FLOORS, a freestanding soaker tub, oversized glass shower, double vanity + an oversized WALK-IN CLOSET. Two additional bedrooms + a 4-PC BATHROOM complete the upper level. The FULLY FINISHED BASEMENT adds incredible flexibility, offering a spacious recreation room ideal for movie nights, games or entertaining around the WET BAR, plus a generous 4TH BEDROOM, UPDATED 4-PC BATHROOM, dedicated flex space for a home gym, hobby room or office + abundant storage. Outside, mature trees create outstanding PRIVACY while multiple sitting areas, colourful gardens + generous lawn provide the perfect setting for morning coffee, summer BBQs, evening gatherings or children to play. Extensive AUGUST 2024 UPDATES incl. approx. 90% of the stippled ceilings scraped, refinished + painted, the entire home repainted, NEW high-end carpet + underlay, countertops, sinks + hardware throughout, updated kitchen backsplash, NEW fridge + gas cooktop. Additional upgrades incl. NEWER FURNACE, A/C, an OVERSIZED hot water tank, UPDATED electrical panel + humidifier. Close to excellent schools, parks, pathways, shopping, transit + major roadways w/quick access to downtown + the mountains, this is more than an exceptional home—it's an opportunity to enjoy one of Calgary's most sought-after COMMUNITIES!!!