



GRASSROOTS
REALTY GROUP

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119 Strathbury Bay SW
Calgary, Alberta

MLS # A2336449



\$920,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,823 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, See Remarks		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Sauna, See Remarks, Vaulted Ceiling(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY OCT 3, 2-4p ***Price Improvement*** BIG HOUSE, BIG LOT AND FOUR BEDROOMS UP — a combination that is getting harder to find on Calgary's Westside, especially under \$1 million. Welcome to 119 Strathbury Bay SW, an exceptionally well-maintained family home offering over 2,800 sq. ft. above grade plus approximately 1,200 sq. ft. of developed basement in the established community of Strathcona Park. Step inside and you immediately get a sense of the space. Soaring ceilings, a dramatic oversized arched window and extensive hardwood create an impressive front living and dining area filled with natural light. The main floor continues with a comfortable family room featuring a wood-burning fireplace and built-in cabinetry, along with a functional kitchen and eating area overlooking the backyard. The home retains much of its original character and has been kept in remarkable condition, giving the next owner the opportunity to enjoy it today and update it to their own style over time. Upstairs is where this floor plan really stands out. All four bedrooms are on the upper level, including a very large primary bedroom with ensuite, plus plenty of room for a growing or established family. The fully developed basement adds approximately 1,200 sq. ft. with additional family and recreation spaces, a full bathroom and even a sauna. There is no shortage of room here for movie nights, teenagers, hobbies, guests or simply spreading out. One garage bay has been converted into a salon/flex space, making it ideal for a home office, studio, games room or hobby space, with the option to convert it back to garage use if desired. Outside, the massive mature lot is one of the property's biggest advantages, offering a backyard size rarely found. Mature trees and a large deck provide plenty of room for entertaining, gardening, kids

and/or pets. Located in desirable Strathcona Park, you're close to excellent schools, parks, pathways, the Strathcona Ravines, transit, shopping and Westside amenities, with convenient access to downtown and Calgary's major roadways. Exceptionally maintained, incredibly spacious and ready for its next chapter — this is a lot of Westside home for under \$1 million.