



GRASSROOTS
REALTY GROUP

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6 Strathridge Lane SW
Calgary, Alberta

MLS # A2342672



\$1,150,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Heat Pump	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R-G
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions:	N/A
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Welcome to this exceptional home in the sought-after community of Strathcona Park, where thoughtful design, durable construction, and an incredibly convenient location come together. Offering over 2,000 sq. ft. of developed living space, this home sits on a generous 6,243 sq. ft. lot and provides plenty of room for comfortable family living, entertaining, and multi-generational needs. The main level offers a spacious and inviting living area with excellent functionality, including additional storage cleverly positioned above the garage. Upstairs, you'll find three oversized bedrooms, including a spacious primary retreat with its own ensuite, along with a versatile bonus room and 2.5 bathrooms. The fully finished **illegal basement suite** adds exceptional flexibility, featuring two additional bedrooms, a second kitchen, 1.5 bathrooms, laundry, and a separate entrance. One of the standout features of this home is its ICF (Insulated Concrete Form) construction, offering enhanced insulation, energy efficiency, durability, sound reduction, and year-round indoor comfort. A modern heat pump further complements the home's efficiency by providing heating and cooling in one system. Location meets lifestyle in Strathcona Park, with Sobeys and A&W at walking distance, and local shops, dining, schools, parks, pathways, transit, and major roadways all conveniently close by. Enjoy the established character and family friendly atmosphere of this sought after southwest community while having everyday amenities just minutes from home. With a Finished Area of 2,790.2 sq.ft. (RMS + Finished Area), solid ICF construction, and a desirable West Calgary location this is a home worth seeing.