

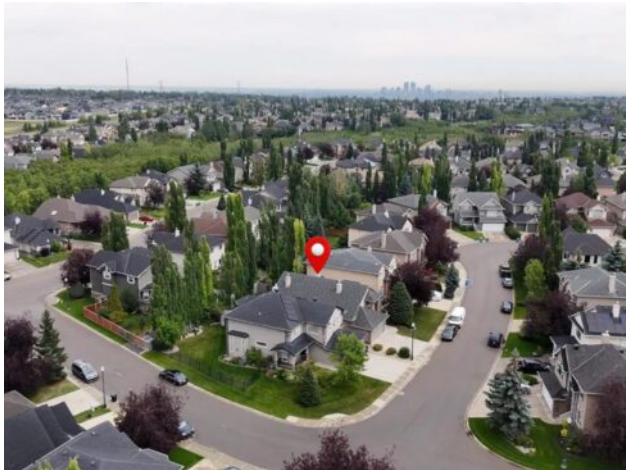


GRASSROOTS
REALTY GROUP

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133 Strathlea Court SW
Calgary, Alberta

MLS # A2343344



\$1,025,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,733 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	n/a		

Luxury, privacy, and timeless craftsmanship come together in this exceptional estate style bungalow. From the moment you arrive, the striking curb appeal and elegant design set the tone for a home that's been built for both everyday comfort and unforgettable entertaining. With soaring ceilings, expansive living spaces, and refined finishes throughout, this is the kind of property that rarely comes to market. The heart of the home is a perfect kitchen featuring custom cabinetry, and a generous island that naturally becomes the gathering place. The open-concept great room is anchored by a beautiful fireplace with custom dry pack stone veneer and oversized windows that flood the home with natural light while framing picturesque views of the private yard. The main-floor primary retreat feels like a luxury hotel, complete with a spa-inspired ensuite, walk-in closet, and peaceful backyard views. Additional bedrooms and flexible living spaces provide plenty of room for family, guests, or a dedicated home office. The professionally finished lower level expands your living space with a spacious recreation room, an amazing wet bar, fireplace, additional bedrooms, and ample storage—perfect for hosting, families, or guests. Outside, the meticulously landscaped grounds create your own private oasis, featuring mature trees, expansive outdoor entertaining areas, and the tranquility expected from an estate style property. Highlights of the property include: an estate-style bungalow with exceptional curb appeal, soaring ceilings and an expansive open-concept layout, an open-concept kitchen, a luxurious main-floor primary suite with a spa-like ensuite, a professionally finished basement with a wet bar, wine room, gym and guest rooms, a beautifully landscaped, private yard, and premium craftsmanship and timeless design throughout. A rare opportunity to own a bungalow that

perfectly balances luxury, comfort, and lasting value. We'd love to accommodate your showings, so don't hesitate to come see it for yourself.