



GRASSROOTS
REALTY GROUP

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1433 Strathcona Drive SW
Calgary, Alberta

MLS # A2344552



\$1,048,888

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,597 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		
Inclusions:	None		

Welcome to this exceptional executive residence in the heart of Strathcona Park, offering over 2,500 square feet of thoughtfully designed living space, four bedrooms, 3.5 bathrooms, and an extensive list of renovations and upgrades completed in recent years. Set on a quiet, tree-lined street with mature landscaping and no neighbours behind, this beautifully maintained home combines timeless character with contemporary sophistication in one of Calgary's most sought-after family communities. The striking main living room creates an unforgettable first impression, featuring soaring vaulted ceilings, Big windows flood the space with natural light, a modern gas fireplace, and open sightlines to the upper level. Contemporary glass and metal railings enhance the home's distinctive architecture, while elegant formal living and dining spaces provide the perfect setting for entertaining. A dedicated main-floor office behind French doors creates an ideal work-from-home environment. At the heart of the home lies the extensively renovated kitchen, designed to impress both everyday cooks and avid entertainers alike. Rich espresso cabinetry is paired with premium appliances, while an oversized quartz island provides exceptional workspace, storage, and seating. Granite and quartz surfaces, thoughtful design details, and abundant natural light elevate the space, which flows effortlessly into the bright dining area, breakfast nook, and inviting family room. The upper level offers a flexible and family-friendly layout, featuring a spacious bonus room, three generously sized bedrooms, and the convenience of upper-floor laundry. The primary retreat serves as a private sanctuary, a walk-in closet, and a beautifully renovated spa-inspired ensuite featuring dual vanities, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms and an updated full bathroom complete

this level, The fully developed lower level adds remarkable versatility, offering a spacious fourth bedroom and a four-piece bathroom, A large recreation and fitness area, or hobby space, and storage to accommodate the changing needs of growing families. Extensively updated and meticulously cared for, this smoke-free and pet-free home reflects exceptional pride of ownership throughout. Recent improvements include a stunning kitchen renovation, updated flooring throughout, fresh interior paint, new dishwasher, two new furnaces, a new hot water tank, central air conditioning with a noise-reduction cover, new eavestroughs with leaf guards, a Beam central vacuum system, built-in humidifier. SHOWS GREAT.