



GRASSROOTS
REALTY GROUP

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1621 Strathcona Drive SW
Calgary, Alberta

MLS # A2350145



\$999,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Street Lighting, Underground Sp		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Walk-In Closet(s), Wired for Sound

Inclusions: Shelving in Bonus room, Brilliant Smart System, Alarm system, Central Vacuum with attachments, Shelving in basement, Tv and Bracket mainfloor, Tv bracket basement

This 4-bedroom, 3.5-bathroom Strathcona Park home offers 3,039 sq. ft. of finished living space across three levels, equipped with an integrated Brilliant Smart System. Updated in 2021, the main floor features a family-sized dining room and a living room with a gas fireplace that flows into the chef's kitchen, complete with custom cabinetry, a gas range, a Bosch refrigerator, and large windows overlooking the yard. Upstairs, a bonus room with vaulted ceilings complements two spacious bedrooms near a renovated 4-piece bath, alongside a primary suite featuring a walk-in closet and a spa bath with a BainUltra air-soaker tub with heated backrest, separate shower, and Kohler fixtures. Professionally developed with permits, the lower level includes a large family room, a bedroom, a 4-piece bath, and wet bar rough-ins. The fully fenced backyard retreat highlights a 2024 covered patio, composite double decking, an outdoor gas fireplace, a BBQ line, and ample lawn space. Conveniently located near top-rated schools, ravine trails, and Bow Trail.