



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**250 Strathridge Place SW**  
**Calgary, Alberta**

**MLS # A2246927**



**\$885,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings-All, Garage Door Opener, Lawn Irrigation System, TV in Basement		

Welcome to 250 Strathridge Place SW — a Morrison-built custom bungalow offering over 2,900 sq ft of beautifully designed living space, perfect for families, professionals, or those who love to entertain. With 4 bedrooms, 3 full bathrooms, and a dedicated home office, this property blends comfort, functionality, and thoughtful updates in one inviting package. Step inside to a bright, open-concept main floor featuring 9’ vaulted ceilings, a skylight, extra-large windows, hardwood flooring, and fresh paint, all centered around the warmth of a fireplace. The kitchen is a chef’s delight with central island, ample cabinetry, and newer appliances, flowing seamlessly into the dining and living areas for effortless gatherings. The main level hosts 2 generous bedrooms, including a primary suite with a private 4-piece ensuite featuring a relaxing jacuzzi tub, plus another full 4-piece bath. The fully finished basement—with 8’ ceilings—offers incredible versatility, including 2 additional bedrooms, a full bathroom, a spacious rec room with custom built-ins, and a separate office for work-from-home convenience. Comfort is enhanced year-round with central air conditioning, while the irrigation system keeps your landscaping lush with ease. Tucked away in a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this home offers quick access to Stoney Trail, is just 15 minutes to downtown, and is close to top-rated public and private schools, shopping, parks, playgrounds, and transit. Don’t miss your chance to own this bright, functional, and well-appointed bungalow — book your private showing today!