



GRASSROOTS
REALTY GROUP

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158 69 Street SW
Calgary, Alberta

MLS # A2249526



\$1,299,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Spacious living, modern finishes, and a fully developed walkout basement—this home combines comfort and convenience in one of Calgary’s most desirable west side communities. Encompassing more than 3,500 sq. ft. of developed space, the home features a functional design suited to both daily life and entertaining. Built in 2020, it also comes with the balance of the new home warranty for added peace of mind. Step inside to soaring 10-foot ceilings, wide-plank hardwood, and oversized windows with custom coverings that fill the main level with natural light. The kitchen is both stylish and functional with full-height cabinetry, quartz counters, a gas cooktop, stainless steel appliances, built-in wine storage, and an incredible walk-in pantry. The kitchen connects seamlessly to the dining and living areas, making it the true heart of the home. Upstairs you’ll find 9-foot ceilings, a full laundry room, and three generously sized bedrooms, including a primary retreat with a spa-inspired ensuite. Here you’ll enjoy dual vanities, a soaker tub, and a separate shower, complemented by a cozy two-sided fireplace and heated floors. A generous walk-in closet adds the finishing touch, providing ample storage and organization. A bonus room adds versatility to the upper level—perfect as a family room, home office, or playroom, ready to serve as the space you need it to be. The fully finished walkout basement expands the living space with a large rec room, built-in wet bar, fourth bedroom, full bathroom, and plenty of storage—ideal for guests, teenagers, or extended family. From here, you step directly into the low-maintenance backyard, a flexible outdoor space for kids or pets to enjoy, or a blank canvas to create your dream garden! The attached double garage is insulated, drywalled, and upgraded with epoxy-coated floors, connecting directly to a

spacious mudroom that helps keep daily life organized. Located on a quiet street in Strathcona Park, close to parks, pathways, and top-rated schools, with quick access to downtown and west side amenities, this home is perfectly suited for families and professionals alike.