



GRASSROOTS
REALTY GROUP

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41 Strathridge Crescent SW
Calgary, Alberta

MLS # A2262473



\$1,009,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Paved, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage door opener with controls, Bar Fridge, A/C Unit, (3) Ceiling Fans, (2) ceiling speakers, Built in Speakers in basement

Nestled in a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this beautifully updated two-storey home offers over 2,000 sqft of thoughtfully designed, air-conditioned living space, complete with a fully developed basement for added living and storage options. With a total of 4 bedrooms, 3 bathrooms, and a main-floor office, this home is ideal for growing families or those needing extra space. Step into the freshly painted foyer and dining room, where you're welcomed by a bright flex room with elegant French doors—perfect as a formal dining room, playroom, or home office. The heart of the home is the stunning upgraded kitchen, complete with a center island, breakfast bar, soapstone-finished granite countertops, designer tile backsplash, high-end stainless steel appliances, a second sink, and a built-in bar fridge—ideal for everyday living and entertaining alike. The cozy family room features a gas fireplace with beautiful slate accents and flows seamlessly into the casual seating area. Step outside through French doors to a large west-facing deck with sleek glass panel railings, a gas BBQ line, and a private, landscaped backyard—perfect for relaxing or entertaining guests. A stylish 2-piece powder room and main-floor laundry complete the main level. Upstairs, newly installed carpet on the stairs leads to three spacious bedrooms, including a generous primary suite with a walk-in closet and a luxurious 4-piece ensuite featuring a new quartz countertop, a jetted soaker tub, and a separate shower. The fully developed basement adds even more value, offering a massive recreation/great room with a second gas fireplace, a fourth bedroom, and a flexible workshop area. Other highlights include a newer furnace, home entertainment wiring on the main level and in the basement, and a double attached garage. Walking distance to

top-rated schools, transit, parks, and local amenities. An exceptional family home that offers exceptional value in one of Calgary’s most desirable communities.