



**GRASSROOTS**  
REALTY GROUP

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**41 Strathridge Crescent SW**  
**Calgary, Alberta**

**MLS # A2271612**



**\$979,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Strathcona Park                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,108 sq.ft.                                                             | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Paved, Street |               |                   |

|                    |                                                                                                                                    |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | 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>   | 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.