



GRASSROOTS
REALTY GROUP

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6, 1359 69 Street SW
Calgary, Alberta

MLS # A2279010



\$1,299,900

Division:	Strathcona Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	3,482 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Boiler, In Floor, Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 622
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Built-in Speakers & Russound Controls, 2 Gate Controls, 2nd Refrigerator, 2nd Dishwasher, Built-in Convection Wall Oven,		

Welcome to an exceptional residence in the prestigious gated community of Sussex Green in Strathcona Park, offering over 5,000 sq ft of total refined living space with 3 bedrooms and 3.5 bathrooms, where luxury, privacy, and an effortless lock-and-leave lifestyle come together. The heart of the home is a luxury, high-end kitchen designed for the discerning chef, complete with premium Sub-Zero, Wolf, and Miele appliances. Highlights include a 48" Sub-Zero refrigerator, 147-bottle dual-zone Sub-Zero wine refrigerator, Wolf double ovens with dual convection, a 36" five-burner gas cooktop (wired for future induction upgrade), 36" hood fan, drawer microwave, Miele dishwasher, and a KitchenAid warming drawer—perfect for entertaining at any scale. The main level showcases 10-foot ceilings, rich tiger wood hardwood floors, and a stunning great room anchored by a fireplace with a Dream Cast surround. Upstairs offers 9-foot ceilings, a spacious media room wired for surround sound, and thoughtfully designed private spaces. The primary suite is a true retreat, featuring a double-sided fireplace, expansive walk-in closet, and a spa-inspired ensuite with upgraded Grohe, Toto, and Kohler fixtures. Enjoy a two-person Bain Ultra thermomasseur tub with heated backs, and a luxurious shower with oversized rain head and handheld fixture. The fully developed basement is designed for relaxation and entertaining, complete with a wet bar, KitchenAid fridge with ice maker, dishwasher, and a dedicated wine cellar with built-in racks. One of three fireplaces adds warmth and ambiance, complemented by hydronic in-floor heating that extends into the heated garage with epoxy floor coating and additional overhead storage. Modern comfort is woven throughout the home with central air conditioning, a new two-stage furnace with UV air

filtration, a new combi boiler, whole-home water filtration, and soft water—creating a healthier, more comfortable living environment. A Russound six-zone sound system, Hunter Douglas blinds, and Telus PureFibre internet ensure the home is as connected as it is refined. Step outside to a large private patio, ideal for morning coffee, evening wine, or simply enjoying the calm that comes with secure, low-maintenance living. This is more than a home—it's a place where refined living, everyday comfort, and long-term peace of mind come together beautifully.