



1560 Strathcona Drive SW
Calgary, Alberta

MLS # A2290403



\$1,200,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Hot tub - "As-is", basement bar fridge, basement dishwasher, basement speakers, house built-in speakers,		

Welcome home to this beautifully renovated and lovingly maintained executive residence in Strathcona Park, one of Calgary's premier west-side communities. Offering over 3,600 sq. ft. of developed living space, this exceptional home is perfectly suited for a growing family or professional seeking space, comfort, and refined living. Ideally positioned on a mature corner lot with a desirable southwest-facing backyard, the property enjoys an outstanding location within walking distance to Dr. Roberta Bondar School, parks, and scenic pathways. A soaring double-volume foyer welcomes you into the open-concept main floor, where expansive windows flood the home with natural light, creating a warm and inviting atmosphere throughout. At the heart of the home is a chef-inspired kitchen designed for both entertaining and everyday functionality. A 36" JennAir six-burner gas range is beautifully set into a custom alcove with a professional-grade hood fan, anchoring the space with both style and performance. An oversized central island, extensive cabinetry with pull-outs, and a spacious walk-in pantry provide exceptional storage and convenience. The generous dining nook overlooks the private backyard and flows seamlessly into the inviting family room, where rich hardwood flooring and a cozy gas fireplace create the perfect gathering space. At the front of the home, a formal dining room offers flexibility as a sitting area or den, while a private office with French doors provides an ideal work-from-home environment. The main level is thoughtfully completed with a mudroom, a 2-piece powder room, and a convenient laundry area. Upstairs, a spacious front bonus room with large windows creates the perfect setting for a media area or children's play space. The expansive primary suite is a true retreat, featuring a private sitting area with mountain views and a

beautifully renovated 5-piece ensuite designed for relaxation. Dual sinks, a freestanding soaker tub, a walk-in shower, and dual walk-in closets provide both luxury and practicality. Two additional well-sized bedrooms and an updated full bathroom complete the upper level. The developed lower level further expands your living space, offering a large recreation area with a fully equipped wet bar complete with fridge, dishwasher, and sink. This level also includes a 3-piece bathroom, exercise room, and generous storage space. Outdoors, the southwest-facing backyard is framed by mature trees and shrubs, creating a private setting. Enjoy summer evenings on the rear deck or unwind in the hot tub, with seamless access from the kitchen for effortless indoor-outdoor living. An oversized side-access double garage provides ample storage and comfortable space for vehicles year-round. Perfectly located near walking paths, parks, and top-rated schools, this exceptional Strathcona Park home offers a rare blend of luxury, functionality, and timeless appeal in one of Calgary's most sought-after neighbourhoods.