

# \$1,499,000 - 72 Strathridge Close Sw, Calgary

MLS® #A2205691

**\$1,499,000**

6 Bedroom, 4.00 Bathroom, 2,909 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Your dream home awaits you in this beautifully renovated home featuring a total of 6 bedrooms, 3.5 bathrooms, OPEN TO BELOW, with TRIPLE CAR GARAGE with double doors. This stunning home spans all three levels and boasts OVER 4000 square feet of living space with the fully developed walkout basement. This home is ready for you to make it your own! Nestled in the highly sought-after Spring Haven Estates of Strathcona Park, this meticulously renovated home invites you to move right in. Step inside and be welcomed by a bright and airy great room, featuring an open-to-above ceilings and a large formal dining area perfect for hosting big gatherings. To the right, a spacious family room awaits, complete with a corner gas fireplace and built-in entertainment centre. The main floor showcases gleaming hardwood flooring, while the kitchen shines with slate floors, granite countertops, and stainless-steel appliances, including a built-in double wall oven, gas cooktop, and chimney hood fan. A newly installed porcelain tile backsplash adds a modern touch. Next to the nook area, a swing door leads to the large east-facing deck, a gas line for convenient BBQs, and stairs that descend to your low maintenance-free backyard. A main-floor laundry room with a sink and built-in cabinetry offers extra storage space. On the upper level, the expansive primary suite boasts a walk-in closet and a luxurious spa retreat featuring a jetted tub, walk-in shower, a double vanity, and heated



flooring. Relax in the cozy sitting area, where you can unwind while taking in the twinkling city lights at night. Three more spacious bedrooms and a well-appointed 5-piece bathroom, double sinks and granite vanities complete the upper level. One of these bedrooms, with its vaulted ceiling, can easily be converted into a bonus room. The fully developed walk-out basement provides even more living space, including a huge recreation/family room, two more bedrooms, and a 4-piece bathroom. Enjoy the added convenience of a second laundry area, fridge, and double sink—perfect for wine-making enthusiasts! A large office with built-in shelving and oversized windows overlooking the walk-out patio adds to the home's functionality. Plus, newly installed basement carpeting brings warmth and charm. A ton of renovations were done on this well-maintained home over the years and present. New fresh paint throughout, porcelain tile backsplash, newly installed carpet in the basement hallway and stairs. Recent updates include exterior stucco paint (2022), shingles (2021), hot water tank (2021), and updated garage door (2021). Located within walking distance of top-rated schools, transit, parks, and everyday amenities, this prime location offers quiet surroundings, a functional layout, and impressive upgrades. This exceptional home is a rare find—don't miss your chance to call it yours! Schedule your private viewing now to view this beautiful home!

Built in 1998

### Essential Information

MLS® #	A2205691
Price	\$1,499,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,909
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Strathridge Close Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J3

### Amenities

Parking Spaces	4
Parking	Triple Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, See Remarks, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	29
Zoning	R-G

### **Listing Details**

Listing Office	First Place Realty
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