

# \$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

OPEN HOUSE: MAY 3RD SATURDAY FROM 1:00 - 4:00 PM. 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, Double Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                                          |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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