

**125 Strathlea Court SW
Calgary, Alberta**

MLS # A2233926



\$1,225,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	Central, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Water, Gas	-
Floors:	Carpet, Hardwood, Tile	Sewer: -
Roof:	Shingle	Condo Fee: -
Basement:	Full, Partially Finished	LLD: -
Exterior:	Brick, Concrete, Wood Frame	Zoning: R-G
Foundation:	Poured Concrete	Utilities: -
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)	

Inclusions: Furniture Negotiable, Custom window coverings by Ethan Allen and Hunter Douglas included.

Experience timeless design and modern upgrades in this meticulously maintained two-storey luxury home, tucked away on a quiet court-style cul-de-sac in the established and distinguished community of Spring Haven. This executive property offers exceptional space, comfort, and sophistication for today's growing family. Step into a bright and welcoming open-concept layout featuring a vaulted ceiling in the grand foyer, soaring ceilings in the great room, a formal dining area perfect for entertaining, and a dedicated main floor office for the remote professional. The upper level boasts three generously sized bedrooms, an expansive bonus room, and a conveniently located laundry room—fully upgraded with custom cabinetry and modern finishes. Downstairs, the partially finished basement offers flexible space—including a nearly self-contained nanny or guest suite—ready for your personal touch. Recent Upgrades & Premium Features: - Brand new roof and dual high-efficiency furnaces (2025) - Central air conditioning for year-round comfort - Warm maple hardwood floors throughout main living areas - Chef's kitchen with custom Tuscan maple cabinetry, antique glaze, granite countertops, limestone accents, and stainless steel appliances - Great room with custom built-ins, soaring ceilings, and integrated wired audio system throughout the home - Upgraded bathrooms and laundry room with designer finishes - Vaulted ceiling in the main foyer for a stunning first impression - Enhanced insulation and soundproofing between levels - Oversized attached garage with extra storage space - Central vacuum system for added convenience - Professionally landscaped front and back yards with private patios, underground irrigation, built-in storage under the rear deck, and gas BBQ hook-up Unmatched Location & Lifestyle: Spring Haven

is known for its quiet, tree-lined streets, strong community spirit, and unbeatable convenience. Minutes from top-rated schools, parks, walking trails, and recreation facilities. Easy access to shopping, grocery stores, caf  s, and the C-Train makes commuting downtown a breeze. This home offers the perfect blend of elegance, functionality, and long-term value  all in one of the city  s most desirable family-friendly neighbourhoods.