

250 Strathridge Place SW  
Calgary, Alberta

MLS # A2246927



\$865,000

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | Strathcona Park                                         |        |                   |
| Type:     | Residential/House                                       |        |                   |
| Style:    | Bungalow                                                |        |                   |
| Size:     | 1,498 sq.ft.                                            | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                       | Baths: | 3                 |
| Garage:   | Double Garage Attached                                  |        |                   |
| Lot Size: | 0.11 Acre                                               |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting |        |                   |

|             |                                                                                                                                               |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                               | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                                | LLD:       | -   |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                                     | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                               | Utilities: | -   |
| Features:   | Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |            |     |
| Inclusions: | Window Coverings-All, Garage Door Opener, Lawn Irrigation System, TV in Basement                                                              |            |     |

Welcome to 250 Strathridge Place SW — a Morrison-built custom bungalow offering over 2,900 sq ft of beautifully designed living space, perfect for families, professionals, or those who love to entertain. With 4 bedrooms, 3 full bathrooms, and a dedicated home office, this property blends comfort, functionality, and thoughtful updates in one inviting package. Step inside to a bright, open-concept main floor featuring 9’ vaulted ceilings, a skylight, extra-large windows, hardwood flooring, and fresh paint, all centered around the warmth of a fireplace. The kitchen is a chef’s delight with central island, ample cabinetry, and newer appliances, flowing seamlessly into the dining and living areas for effortless gatherings. The main level hosts 2 generous bedrooms, including a primary suite with a private 4-piece ensuite featuring a relaxing jacuzzi tub, plus another full 4-piece bath. The fully finished basement—with 8’ ceilings—offers incredible versatility, including 2 additional bedrooms, a full bathroom, a spacious rec room with custom built-ins, and a separate office for work-from-home convenience. Comfort is enhanced year-round with central air conditioning, while the irrigation system keeps your landscaping lush with ease. Tucked away in a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this home offers quick access to Stoney Trail, is just 15 minutes to downtown, and is close to top-rated public and private schools, shopping, parks, playgrounds, and transit. Don’t miss your chance to own this bright, functional, and well-appointed bungalow — book your private showing today!