

**72 Strathridge Close SW
Calgary, Alberta**

MLS # A2205691



\$1,499,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,909 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)		
Inclusions:	GAZEBO IN THE BACKYARD		

OPEN TO BELOW | TRIPLE CAR GARAGE WITH DOUBLE DOOR | FULLY DEVELOPED WALK-OUT BASEMENT! This stunning 6-bedroom, 3.5-bath home spans all three levels and boasts breathtaking city views—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 soaring 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 center. 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. Adjacent 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 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, and double vanity. Relax in the cozy sitting area, where you can unwind while taking in the twinkling city lights at night. Three additional spacious bedrooms and a well-appointed 5-piece bathroom with heated flooring, 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 additional 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. Recent updates include new shingles (2021), Exterior stucco throughout (2022), New hot water tank (2021), Updated garage door (2021) and freshly painted walls throughout. 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. Commuting is effortless with quick access to Stoney Trail, a 10-minute drive to downtown, and a short stroll to the 69th LRT Station. Canmore just an hour away and Banff only 1.5 hour. This exceptional home is a rare find—don't miss your chance to call it yours!