

**41 Strathlea Court SW
Calgary, Alberta**

MLS # A2172704



\$1,499,900

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|------------------|---|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,989 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Oversized | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot | | |

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|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Glasswasher, Basement Refrigerator, Built-in Shelves, Outdoor Play Shed

Are you searching for a luxurious family home in Strathcona Park that backs onto one of Calgary's top elementary schools? Perfectly located near the West Ring Road, Bow Trail, and just 20 minutes from downtown, 41 Strathlea Court offers 4,200 sq. ft. of beautifully renovated space with close to \$600k in high-end upgrades. Nestled in a picturesque neighborhood with breathtaking ravines and walking trails, this sun-soaked, west-facing home is a showcase of refined details, including rounded wall corners, architectural arches, and a grand 10 ft quartz kitchen island. Inside, discover new engineered hardwood, plush carpet, heated tiles, and custom cabinetry throughout. The large second-floor family room provides a cozy space for family time, free from the need to tidy up for guests. The expanded dining and sunroom is a true showstopper, boasting vaulted ceiling, heated tile floors, gas fireplace, floor-to-ceiling triple-pane windows, an additional glasswasher, and a marble-tiled dog wash. Designed for culinary excellence, the chef's kitchen includes custom cabinetry, a Kohler farmhouse sink, a 48-inch dual oven Wolf gas range, and a Samsung Smart Fridge. Step onto the expansive Trex composite deck, perfect for entertaining, and enjoy sunsets over the beautifully landscaped backyard with a double pergola, custom playhouse, pet-friendly premium synthetic lawn, a professionally designed flower garden, and a full irrigation system. The backyard faces the school field, creating a seamless extension of play space for the kids, allowing you to watch them during recess break, while enjoying your morning coffee. The fully developed basement includes a wet bar, heated floors, an additional gas fireplace, a spacious bedroom, and an extra bathroom with heated floors and a Kohler cast iron farmhouse double sink. With two new AC units,

designer light fixtures, recessed pot lights throughout, and all new appliances, this home blends luxury with family-friendly living. Don't miss this extraordinary opportunity—schedule a showing today! VIDEO: <https://vimeo.com/1020450375>