

\$575,000 - 100 Strathearn Rise Sw, Calgary

MLS® #A2109835

\$575,000

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE SAT APRIL 6TH FROM 1:30-4:00! Welcome to this elegantly appointed home, where timeless sophistication meets modern comfort. As you step into the home, the living room greets you with abundant natural light streaming through the large window & skylight, illuminating the space adorned with bookshelves and an electric fireplace that effortlessly blends style and warmth. The main level boasts a seamless blend of oak hardwood and tasteful tile, providing a foundation of understated luxury. A formal dining room sets the stage for intimate gatherings, while the kitchen, with numerous cabinets and newly finished laminate countertops resembling Quartz, invites culinary creativity. An adjacent eating nook offers a charming spot for casual meals, and the family room, complete with a wood-burning fireplace, beckons relaxation. The 1/2 bath conveniently located by the backdoor leads to a beautiful and private yard, featuring a spacious deck with a gas line for your BBQ and an oversized single garage, and no grass, eliminating the need for tedious lawn maintenance. Ascending the staircase, you'll discover three well-appointed bedrooms, a full 4-piece bath, and a 3-piece ensuite, creating a haven of comfort and tranquillity. The basement, a canvas awaiting your personal touch, provides endless possibilities for customization. This home has been meticulously cared for, evident in the fresh paint, new furnace (2024), hot water tank (2023), new roof (2019), and



updated windows in the kitchen, living room, primary bedroom and one other bedroom. The south-facing backyard on a quiet street ensures a peaceful retreat, while the proximity to shopping, schools, and easy access to Sarcee/Bow Trail and Stoney make this residence not only a home but a gateway to convenience and serenity. Conveniently located just an 8 minute walk to the Scirocco C-Taiin! Welcome to a lifestyle where every detail exudes refinement and every corner whispers comfort.

Built in 1981

Essential Information

MLS® #	A2109835
Price	\$575,000
Sold Price	\$662,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Strathearn Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 11th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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