

\$1,398,000 - 86 Strathlea Place Sw, Calgary

MLS® #A2144337

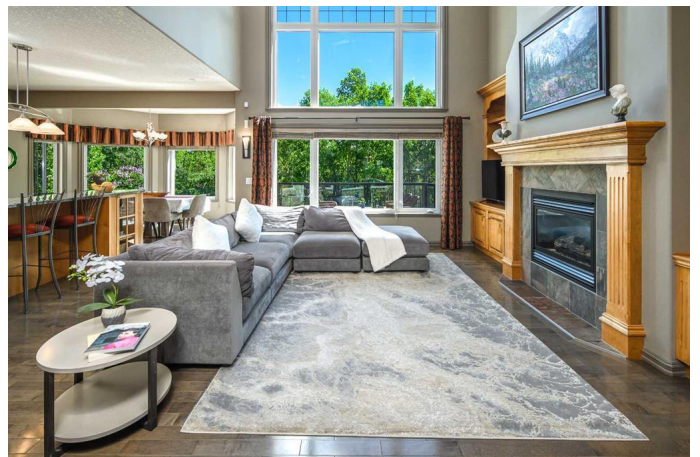
\$1,398,000

4 Bedroom, 4.00 Bathroom, 2,571 sqft

Residential on 0.15 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE JUNE 29&30 (Saturday & Sunday) 1:00-4:00 pm. Welcome to this exquisite two-storey walkout home with high ceilings, nestled in the heart of the prestigious Strathcona Park community. Backing onto a ravine, this elegant residence offers added privacy and tranquility, blending modern luxury with family-friendly functionality. You'll be captivated from the moment you step inside. Upon entering, the spacious foyer welcomes you to an open-concept layout accented by stone columns and soaring ceilings. The living room, bathed in natural light from large two-story windows, offers ravine views and features a gorgeous gas fireplace with built-ins, open to the upper floor bonus room. The formal dining room is perfect for entertaining, and the gourmet kitchen is a chef's dream with its large island, stainless steel appliances, and walk-in pantry. Adjacent to the kitchen, the elegant dining area overlooks the stunning east-facing yard with ravine views. Step out onto the large deck to enjoy the forest-filled surroundings. The main floor also includes a private den/bedroom, a 2-piece bathroom, and a laundry room. Upstairs, the open-to-below bonus room is light and bright, the ideal space for hobbies, homework, or family time. The luxurious master suite features a spacious walk-in closet with a window and a spa-like en suite bathroom with a soaking tub, separate shower, and dual vanities. Two additional bedrooms and a 4-piece bathroom complete the upper



level. The fully finished walkout basement boasts a fabulous rec room with a stone-faced fireplace, built-ins, a wet bar, and patio access. A fourth bedroom and bathroom provide ample space for the entire family. This home is also equipped with two high-efficiency furnaces replaced in 2024, and a refrigerator, gas burner stove, and vent fan replaced in 2020. Its spacious and functional layout is perfect for families of all sizes. This home offers a short commute to downtown, is close to Calgary’s best schools, shopping, and recreation, and provides easy access to the mountains. An absolute must-see!

Built in 2000

Essential Information

MLS® #	A2144337
Price	\$1,398,000
Sold Price	\$1,390,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,571
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Strathlea Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	June 28th, 2024
Days on Market	3
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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