

\$824,900 - 73 Stratford Place Sw, Calgary

MLS® #A2150307

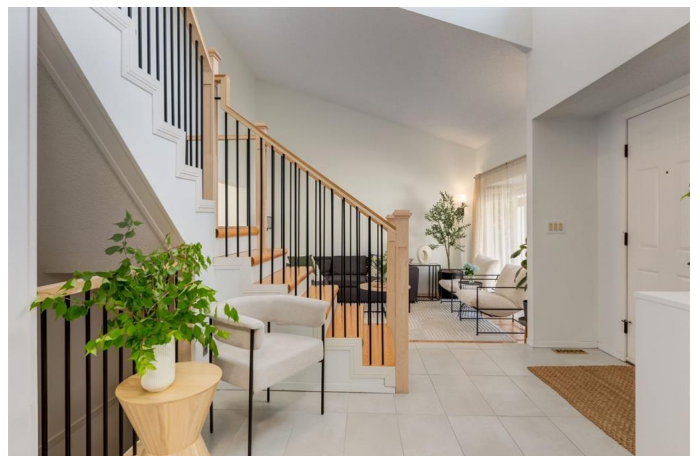
\$824,900

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Welcome to this stunningly renovated home close to the ravine on a coveted cul-de-sac backing onto a walking path that weaves through this family friendly community of Strathcona Park. Youâ€™re greeted through the front door by a magnificent grand foyer with soaring vaulted ceilings, bespoke wood and metal railings, and designer lighting overhead which lends a spectacular first impression of the curated home that awaits. Step into the formal living room which is flanked on either end by designer wall sconces and where the sky-high vaulted ceilings give a grand impression. The formal living room is further enhanced by the natural light flooding through the west facing Bay window. The living room spills easily into the formal dining room with dual designer rattan chandeliers hanging above, spectacular backyard views through large picture windows, and contemporary hardwood flooring. The dining room is conveniently located right next to the kitchen which boasts timeless white Shaker cabinetry with black hardware, stainless steel appliances, a subway tile backsplash, pot lights, ample storage, and complimentary granite countertops. Enjoy more intimate meals with loved ones at the breakfast nook which is situated just off the kitchen. Here, you can relax at the table under a beautiful chandelier surrounded by private windows with views of the greenery that canopies and encloses the backyard in the summertime. The adjacent family room offers a rare wood



burning fireplace to keep you cozy all winter long which is accented by a tasteful and timeless brick surround. Flow through the family room's glass French doors outside onto your giant two tiered deck, the perfect outdoor living oasis. Tucked away on the main floor you'll also find the laundry room with sink and a powder room for guests. Up the stairs is a bonus room with custom monochromatic built in cabinetry, 3 sizeable bedrooms, and 2 full bathrooms, including the primary retreat with space for king sized furniture, a walk-through closet, and a luxurious ensuite bathroom with a brand new stand up shower. Descending to the lower level you'll find an excellent media space, an additional full bathroom, a large bedroom, and tons of storage. The backyard is a private oasis of nature with mature trees and perennials which lend ample privacy to your summertime outdoor living experience and offers plenty of spaces to sit and enjoy it with a large, two tiered deck that extends the width of the house. This home is ideally located on a no-through traffic street and also backs onto the ravine pathway system, the perfect location for bird watching, dog walking, and exploring the nearby ravine. Added perks include the attached double garage, a newer high efficiency furnace, a new garage door, and more. Walk to Olympic Heights or John Costello elementary schools. Strathcona offers a quick commute downtown and easy access to both the LRT and the ring road, allowing easy access to the mountains.

Built in 1981

Essential Information

MLS® #	A2150307
Price	\$824,900
Sold Price	\$820,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Stratford Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, Irregular Lot, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	September 6th, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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