

\$1,395,000 - 31, 1359 69 Street Sw, Calgary

MLS® #A2158322

\$1,395,000

3 Bedroom, 4.00 Bathroom, 3,482 sqft

Residential on 0.14 Acres

Strathcona Park, Calgary, Alberta

STUNNING SUSSEX GREEN a lovely 24 unit GATED VILLA community offering security and privacy! Discover unparalleled luxury in this Amazing Bungalow plus loft villa nestled in the prestigious Strathcona Park, surrounded an Aspen and Evergreen forest. Boasting over 5000 sq ft of meticulously designed living space, this home offers a harmonious blend of elegance and comfort. Upon entering, you're greeted by a grand circular entryway and seating area with a beautiful GAS fireplace, a CUSTOM chandelier, complemented by Merbau Hardwood flooring throughout the main & upper areas! The gourmet kitchen is a chef's delight, equipped with high-end appliances including a Thermador gas stove, double wall ovens, and extensive custom cabinetry. Adjacent is a cozy breakfast nook with cabinets, big windows and a side private patio perfect for the BBQ and your morning coffee! Entertain with style in the expansive entertainment area boasting 20 ft soaring vaulted ceilings, custom drapery, and large windows offering views of the private treed outdoor oasis. A central wood-burning fireplace enhances the ambiance to enjoy dinner parties and host family/friends for gatherings! UNFORGETTABLE! The main floor primary suite is a true retreat, featuring his and hers walk-in closets, a spa-like bathroom with a deep soaker tub, dual vanity, and a walk-in shower & heated towel drawer. Enjoy the gas fireplace and French doors leading to the upper deck, perfect for morning



coffee or evening relaxation. Additional highlights include a magnificent flex/office den with extensive built-in bookshelves and cabinetry, a sultry powder room for guests, and a convenient laundry room with ample storage and counter space. Upstairs, two massive bedrooms and a loft area offer flexibility for family or guests, accompanied by a spacious 4-piece bathroom with a soaker tub and walk-in shower. The walkout lower level boasts a grand family area with a gas fireplace, a media/movie area with French doors, built-ins, and a luxurious 3-piece bathroom. Mechanical area, abundant storage, and a built-in sound system complete this exceptional space. Outside, the meticulously landscaped outdoor oasis beckons, wired and spaced for a potential hot tub, offering peace and tranquility amidst nature. Located in an amenity-rich community with easy access to shopping, West side recreation area, paths, Aspen Woods Path System, downtown routes, Stoney Trail, and the Rocky Mountains, this home is crafted for a lifestyle of enjoyment and luxury. Don't miss the opportunity to own this high-end designed masterpiece. Schedule your showing today!

Features:

5 Fireplaces (1 wood-burning, 4 gas)

High-end kitchen with Viking gas stove and double wall ovens

Main floor primary suite with gas fireplace and private deck access

Flex/office den with extensive built-ins

Walkout lower level with family area, media room, and luxurious bathroom

Outdoor oasis with potential for a hot tub

Double garage with epoxy floors and custom storage system

Built in 1998

Essential Information

MLS® #	A2158322
Price	\$1,395,000
Sold Price	\$1,340,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,482
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	31, 1359 69 Street Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3W8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement Finished, See Remarks, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, Front Yard, Lawn, Landscaped
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2024
Date Sold September 11th, 2024
Days on Market 26
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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