



DON'T GAMBLE WITH YOUR HOME.
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250 Strathridge Place SW
Calgary, Alberta

MLS # A2246927



\$885,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Window Coverings-All, Garage Door Opener, Lawn Irrigation System, TV in Basement		

Welcome to 250 Strathridge Place SW — a Morrison-built custom bungalow offering over 2,900 sq ft of beautifully designed living space, perfect for families, professionals, or those who love to entertain. With 4 bedrooms, 3 full bathrooms, and a dedicated home office, this property blends comfort, functionality, and thoughtful updates in one inviting package. Step inside to a bright, open-concept main floor featuring 9’ vaulted ceilings, a skylight, extra-large windows, hardwood flooring, and fresh paint, all centered around the warmth of a fireplace. The kitchen is a chef’s delight with central island, ample cabinetry, and newer appliances, flowing seamlessly into the dining and living areas for effortless gatherings. The main level hosts 2 generous bedrooms, including a primary suite with a private 4-piece ensuite featuring a relaxing jacuzzi tub, plus another full 4-piece bath. The fully finished basement—with 8’ ceilings—offers incredible versatility, including 2 additional bedrooms, a full bathroom, a spacious rec room with custom built-ins, and a separate office for work-from-home convenience. Comfort is enhanced year-round with central air conditioning, while the irrigation system keeps your landscaping lush with ease. Tucked away in a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this home offers quick access to Stoney Trail, is just 15 minutes to downtown, and is close to top-rated public and private schools, shopping, parks, playgrounds, and transit. Don’t miss your chance to own this bright, functional, and well-appointed bungalow — book your private showing today!