



## 4 Strathbury Circle Calgary Alberta

\$999,000

OPEN HOUSE SUNDAY, JANUARY 19, 2025 12:00PM - 4:00 PM | Beautifully renovated 5-bedroom bungalow featuring an open concept layout and more than \$200k in modern upgrades. Perfectly located less than 15 minutes from downtown in the highly sought after community of Strathcona Park. As you step into the home, abundant natural light fills the main floor and highlights the modern finishes throughout, which feature a crisp white palette accented by sleek black details. Stunning 10ft double waterfall quartz island serves as the centerpiece of the kitchen. Main floor features premium Torlys white oak engineered hardwood flooring, adding warmth and durability. A gorgeous double patio door provides seamless transition between indoor and outdoor spaces, perfect for entertaining or relaxing in the sun. Expansive vaulted ceiling creates an airy and spacious atmosphere in the dining room. Enjoy sunlight all day long on your massive Trex composite south-facing patio, perfect for summer barbecues and outdoor gatherings. Energy-efficient triple pane windows and sliding doors installed throughout the home in 2020, ensuring comfort and savings year-round. Large covered walkout basement patio offers a shaded retreat in a private backyard with in-ground irrigation system. Three bedrooms, including a large king-sized primary bedroom featuring a sliding door with seamless access to the patio, complete the main level. Two sleek quartz bars are perfect for entertaining. Cozy up by one of the two modern gas fireplaces installed in 2021. A gorgeous custom white oak handrail with horizontal black accents leads down to the spacious 2-bedroom basement, finished with high-quality dual-shade blackout Hunter Douglas window coverings (2021) for privacy and style. The basement features two massive storage rooms. New furnace (2022), new roof with the highest rated Malarky class 4 shingles (2022), new...

Family room 14.67 M x 14.33 M

Bedroom 11.75 M x 11.33 M

Bedroom 14.83 M x 11.17 M

4pc Bathroom 10.67 M x 5.92 M

Storage 18.67 M x 7.00 M

Living room 14.58 M x 14.67 M

Dining room 14.33 M x 14.25 M

Primary Bedroom 13.33 M x 11.92 M

3pc Bathroom 9.83 M x 4.92 M

Bedroom 13.92 M x 8.75 M

Bedroom 9.92 M x 8.42 M

4pc Bathroom 9.42 M x 4.92 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Kitchen 20.00 M x 14.17 M