



# 131 Strathbury Bay Calgary Alberta

\$869,900

BEST VALUE IN STRATHCONA PARK! - Welcome to this meticulously maintained executive residence nestled in the prestigious Strathbury Estates of Strathcona Park. Situated on a tranquil cul-de-sac, the home boasts mature landscaping and captivating brickwork that immediately captures attention. With over 3900 sqft of developed living space, this 4-bedroom, 3-bathroom home offers a spacious and well-designed layout for comfortable living. The inviting main entrance leads you into the first living room, setting the stage for the welcoming ambiance that permeates throughout. Descend into the dream kitchen and main living area, showcasing a gourmet Legacy Kitchen equipped with high-end appliances, including a Dual Wolf range oven, 48' Sub-Zero fridge, Miele Microwave, built-in Espresso Machine, and a trio of Dishwashers! The two-toned quartz counters, expansive tiered island, and generous counter space create an optimal environment for both culinary preparation and hosting. Custom cabinetry envelops three sides, offering abundant storage, complemented by a built-in pantry to meet all your kitchen needs. The kitchen also features a reverse osmosis filter supplying the vegetable sink and espresso machine. The family living room and dining area seamlessly extend to the expansive tiered deck that receives sun almost all day. Ascend to the upper level to discover three generously proportioned bedrooms, an updated 4pc main bath, and an office/den adorned with rich wood panels and built-ins, complete with French doors for enhanced privacy. The top level houses the fully updated primary suite, boasting a private dura-deck balcony with privacy shutters. The luxurious suite includes newer carpeting, a 5pc ensuite spa, and a spacious dressing area. The fully developed basement, recently renovated, features your personal gym space and an inviting recreation area equipped with a home t...

- Den 11.25 Ft x 10.67 Ft
- Bedroom 12.25 Ft x 10.58 Ft
- Bedroom 10.25 Ft x 8.50 Ft
- Bedroom 11.33 Ft x 10.92 Ft
- 4pc Bathroom 8.50 Ft x 4.92 Ft
- Primary Bedroom 21.33 Ft x 13.33 Ft

- Storage 13.00 Ft x 9.00 Ft
- Other 23.58 Ft x 14.33 Ft
- Dining room 11.33 Ft x 8.00 Ft
- Living room 18.25 Ft x 13.25 Ft
- Family room 14.33 Ft x 13.17 Ft
- Foyer 9.08 Ft x 6.92 Ft

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

Listing Presented By:



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5pc Bathroom	9.67 Ft x 9.17 Ft	Laundry room	12.00 Ft x 5.25 Ft
Media	19.67 Ft x 11.58 Ft	Other	7.00 Ft x 5.25 Ft
Recreational, Games room	19.25 Ft x 12.42 Ft	2pc Bathroom	5.67 Ft x 5.33 Ft