



## 2 Strathridge Grove Calgary Alberta

\$1,099,997

Welcome to this exquisite 4-BEDROOM, 4-BATHROOM home in the highly sought-after community of STRATHCONA PARK. Boasting 3,457 sq. ft. of meticulously developed space, this one-owner home is nestled on a MASSIVE CORNER LOT in a mature neighborhood. This property offers proximity to top-rated schools, picturesque walking paths, convenient transit options, and easy access to Stoney Trail. Entering, you'll be greeted by the elegance of BUILT-IN CABINETRY AND SHELVING throughout the home. Recent improvements include new washer & dryer, TANKLESS WATER HEATER, air conditioning unit, faucets, window screens, breaker panel energy monitoring, smart water shutoff valve and a resurfaced RUBBER DRIVEWAY. The heart of this home is the state-of-the-art 10-FOOT 4K PROJECTOR and surround sound system, perfect for movie nights with the family or hosting friends for the big game. The adjacent WET BAR AND GAMES AREA provide ample space for entertainment! The versatile bonus room currently serves as a BRIGHT AND SPACIOUS GYM. With a built-in 4K OLED television and surround sound, this room can effortlessly transform into another prime tv or GAMING AREA for the kids or the kid in you. High-end ceiling speakers allow Alexa to STREAM YOUR FAVORITE MUSIC to nearly any room or throughout the whole home. REMOTE-CONTROLLED HUNTER DOUGLAS BLINDS on the main floor add another touch of luxury and convenience. While the neighbourhood is quiet, the extensive TELUS SECURITY SYSTEM and network of 4K CAMERAS provide extra peace of mind when turning in for the night or leaving town for vacation. SMART ENTRY LOCKS offer the convenience of phone or code-based entry, eliminating the need for keys and allowing for remote monitoring and control. The SPACIOUS AND PRIVATE BACKYARD is an outdoor haven, perfect for summer activities or a winter hockey rink. The SMART IRRIGATION SYSTEM, controlled via smartphone, a...

Family room 32.00 Ft x 15.42 Ft  
 Furnace 10.42 Ft x 7.00 Ft  
 Bedroom 12.25 Ft x 10.42 Ft  
 2pc Bathroom 6.42 Ft x 4.67 Ft  
 Other 11.42 Ft x 5.00 Ft

Laundry room 9.58 Ft x 7.17 Ft  
 Foyer 15.00 Ft x 6.33 Ft  
 2pc Bathroom 5.42 Ft x 4.83 Ft  
 Bonus Room 20.25 Ft x 14.92 Ft  
 Other 8.75 Ft x 7.33 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

**Storage** 16.17 Ft x 6.42 Ft

**Living room** 16.00 Ft x 12.83 Ft

**Kitchen** 14.08 Ft x 12.33 Ft

**Dining room** 12.58 Ft x 7.83 Ft

**Office** 13.00 Ft x 12.67 Ft

**Other** 7.17 Ft x 4.25 Ft

**Primary Bedroom** 16.67 Ft x 12.58 Ft

**Bedroom** 13.92 Ft x 11.58 Ft

**Bedroom** 14.25 Ft x 11.17 Ft