



## 72 Strathbury Circle Calgary Alberta

\$1,250,000

\* OPEN HOUSE: SAT AUG 10TH 12:00 PM. - 3:00 PM. \* Welcome to this stunning single-family home in the prestigious Strathcona Park. This residence exudes luxury, comfort, and an exceptional layout that will captivate you the moment you step inside. The main floor features vaulted ceiling, a lavish living/dining room with hardwood flooring, exposed beams, massive windows, and a cozy fireplace. An office/den provides a perfect space for work or study. The main floor also boasts a laundry room with spacious built-ins and a sink, and a second family room in the rear with another fireplace for added warmth. The unique galley kitchen is a chef's dream, complemented by modern cabinetry, and a breakfast nook that leads to the private backyard. The backyard is an entertainer's paradise, featuring a huge composite deck, mature trees, a gas line BBQ, a pergola, and a hot tub. Upstairs, the master bedroom is a serene retreat with a private balcony, a 4-piece ensuite, a walk-in closet, and built-ins. Two more spacious bedrooms and an oversized 6-piece bathroom complete the upper level. The fully finished basement offers a large open media room with a projector, a wet bar complete with a pizza oven and bar fridges, two bedrooms, and a full bath. The utility room provides additional storage with built-ins. Modern conveniences include an in-floor heating system, a tankless hot water tank, custom storage cabinets, and an oversized double heated garage with epoxy flooring and a huge driveway. The home is equipped with air conditioning, ensuring comfort during the summer months. Located close to schools and parks, this gorgeous Strathcona Park home is the perfect place to call your own. Check out matterport! Don't miss the opportunity to own this exceptional property! (id:6769)

Primary Bedroom 17.25 Ft x 13.92 Ft

Bedroom 17.25 Ft x 9.92 Ft

Bedroom 11.50 Ft x 10.08 Ft

4pc Bathroom 10.08 Ft x 5.33 Ft

6pc Bathroom 13.83 Ft x 7.42 Ft

Bedroom 14.67 Ft x 10.67 Ft

Bedroom 11.50 Ft x 9.50 Ft

Kitchen 15.58 Ft x 7.92 Ft

Dining room 15.25 Ft x 11.00 Ft

Living room 19.92 Ft x 16.50 Ft

Foyer 13.83 Ft x 12.67 Ft

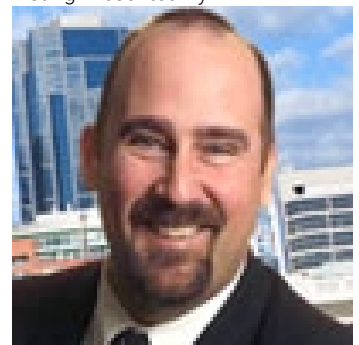
Family room 17.75 Ft x 14.42 Ft

Laundry room 12.83 Ft x 6.58 Ft

Breakfast 9.58 Ft x 8.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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5pc Bathroom 11.50 Ft x 6.08 Ft

Den 10.33 Ft x 9.42 Ft

Recreational, Games room 34.42 Ft x 19.17 Ft

2pc Bathroom 5.67 Ft x 5.33 Ft

Furnace 18.42 Ft x 14.67 Ft