

# \$1,650,000 - 19 Strathcona Bay Sw, Calgary

MLS® #A2224965

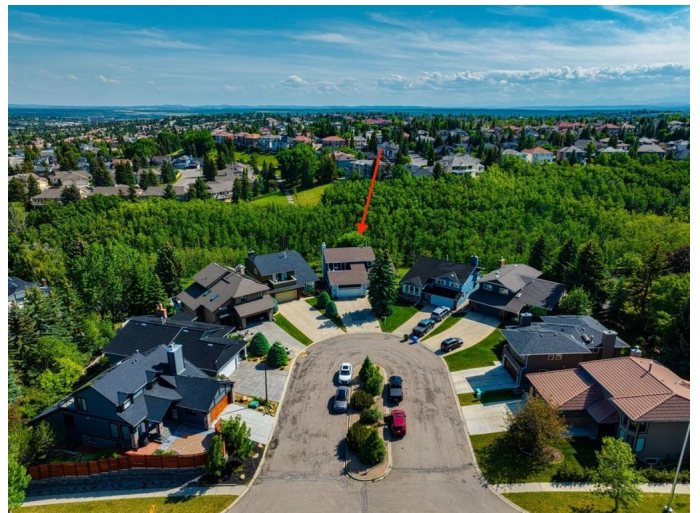
**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 2,507 sqft

Residential on 0.19 Acres

Strathcona Park, Calgary, Alberta

Arguably the BEST LOT in desirable, family-friendly Strathcona! This incredible cul-de-sac location offers over 8,300 square feet of land with a walkout lot and direct SOUTH exposure facing onto the best part of the RAVINE! Enjoy watching the seasons change with lush greenery out all of your windows! Sit on the deck or in the hot tub and enjoy the privacy & peace that comes with ravine living. And now, let's get to the house - this FULLY RENOVATED, modern masterpiece is like nothing that has ever come on the market in this neighbourhood! Care and detail was put into all of the upgrades in this owner-occupied home with all work done professionally & with permits. The floor plan was completely reimagined to fit the needs of modern life with a huge open-concept kitchen, vaulted ceilings w/ custom millwork beams, added windows and easy deck access for an indoor-outdoor living vibe :) Vaulted ceilings, endless natural light, hardwood flooring, custom blue & white kitchen w/ soft-close cabinetry and high-end appliances including built-in JennAir Fridge. Dining area has stylish built-in storage and living room features gas fireplace & included Frame TV. Multiple outdoor areas (all with beautiful landscaping) mean the whole family can have friends over, with wine on the upper composite deck, teenagers in the hot tub and some very lucky kids in the playhouse with incredible views! Featuring 4 BEDROOMS UP, there is room for a growing family or any home office needs!



Primary suite includes private deck for a quiet getaway, walk-in closet & renovated ensuite. Main floor mud/laundry room keeps your family organized with access to the 23'3" x 21'6" attached garage w/ epoxy flooring & built-in shelving. Entertain your friends on game day in the walkout basement with custom walk-in wine cellar, wet bar, rec room, 5th bed & 4th bath, separate play area & hot tub access! Save on utility bills with included 11.25 kW DC Solar Array with 10-year warranty. Enjoy thoughtful details like radon mitigation system, water softener, irrigation system, custom blinds & closet inserts. Take advantage of the Strathcona-Christie shortcut to the Sirocco LRT, just 850 metres on foot for a simple commute to work! Highly rated schools right in the neighbourhood (public Olympic K-6 and catholic Costello K-6) with a generous selection of private schools available on Calgary's west side as well. Mature trees, curving roads and varied architecture are some of the reasons buyers love the feel of Strathcona - quieter and safer than inner-city locations without that cookie-cutter suburb vibe. Take advantage of this extremely RARE opportunity today! Please inquire for full list of upgrades and check out the virtual tour!

Built in 1981

### **Essential Information**

MLS® #	A2224965
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,507
Acres	0.19
Year Built	1981

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	19 Strathcona Bay Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1N5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard, Awning(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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