

**250 Strathridge Place SW**  
**Calgary, Alberta**

**MLS # A2246927**



**\$849,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Strathcona Park                                         |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                |               |                   |
| <b>Size:</b>     | 1,498 sq.ft.                                            | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                                                                                                               |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Window Coverings-All, Garage Door Opener, Lawn Irrigation System, TV in Basement                                                              |                   |     |

Welcome to 250 Strathridge Place SW — a Morrison-built custom bungalow offering over 2,900 sq ft of beautifully designed living space, perfect for families, professionals, or those who love to entertain. With 4 bedrooms, 3 full bathrooms, and a dedicated home office, this property blends comfort, functionality, and thoughtful updates in one inviting package. Step inside to a bright, open-concept main floor featuring 9’ vaulted ceilings, a skylight, extra-large windows, hardwood flooring, and fresh paint, all centered around the warmth of a fireplace. The kitchen is a chef’s delight with central island, ample cabinetry, and newer appliances, flowing seamlessly into the dining and living areas for effortless gatherings. The main level hosts 2 generous bedrooms, including a primary suite with a private 4-piece ensuite featuring a relaxing jacuzzi tub, plus another full 4-piece bath. The fully finished basement—with 8’ ceilings—offers incredible versatility, including 2 additional bedrooms, a full bathroom, a spacious rec room with custom built-ins, and a separate office for work-from-home convenience. Comfort is enhanced year-round with central air conditioning, while the irrigation system keeps your landscaping lush with ease. Tucked away in a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this home offers quick access to Stoney Trail, is just 15 minutes to downtown, and is close to top-rated public and private schools, shopping, parks, playgrounds, and transit. Don’t miss your chance to own this bright, functional, and well-appointed bungalow — book your private showing today!