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## 21 Strathridge Crescent SW Calgary, Alberta

MLS # A2221554



# \$950,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Storage shed in backyard

OPEN HOUSE SATURDAY JULY 12TH FROM 2:00PM TO 4:00PM - This beautifully renovated 2-storey detached home offers over 2,100 sq ft of stylish and functional living space, nestled on a quiet, peaceful street in prestigious Strathcona Park. From the moment you arrive, the amazing curb appeal and custom architecture set the tone for what lies inside. Step inside to soaring open-to-below ceilings and a bright, sun-filled interior with large windows that flood the space with natural light. The main floor features a formal living room & dining room perfect for entertaining guests, as well as a cozy family room with a fireplace just off the kitchen &mdash; ideal for relaxing evenings at home. The updated kitchen connects seamlessly to the living spaces and includes ample cabinetry, modern finishes, and a functional layout for everyday living and hosting. Upstairs, you'll find a cozy loft-style bonus room &mdash; perfect for a home office, playroom, or media space. The primary suite is a true retreat, offering a spa-inspired ensuite, walk-in closet, and plenty of room to unwind. Two additional bedrooms and a full bath complete the upper level. Enjoy Calgary's sunshine in your large south-facing backyard, complete with a multi-level deck &mdash; perfect for outdoor dining, entertaining, and family fun. The unfinished basement offers a blank canvas for your creative vision, whether you're planning a gym, rec room, or even more living space. This home has seen numerous recent upgrades and has been lovingly maintained, offering a move-in-ready opportunity in a well-established neighbourhood. Located near top-rated public and private schools, parks, pathways, and all the amenities of Calgary's west side, this is a fantastic opportunity to get into the upscale community of West Strathcona Park. Don't miss your chance to call this bright, stylish, and

spacious home your own &mdash; book your private showing today!