$725,000 - 47 Stratton Hill Rise Sw, Calgary

MLS® #A2202626

$725,000
3 Bedroom, 4.00 Bathroom, 1,545 sqft
Residential on 0.11 Acres

Strathcona Park, Calgary, Alberta

Welcome to this charming family home in the ultra desirable community of Strathcona Park. With over 2,100 square feet of total living space, this property offers a comfortable and functional layout, perfect for everyday living. Pride of ownership is obvious. This property is truly turnkey. The main floor features soaring vaulted ceilings and a bay window in the formal living and dining areas, creating an open and airy atmosphere. The updated kitchen (2022) includes SS appliances and a stylish cultured marble backsplash. It also comes equipped with a garburator, wine rack, and a cozy breakfast nook with sliding doors that lead out to a fresh wrap-around treated wood deck, complete with a gas line for your BBQ. The family room, with its log-lighter brick fireplace and fantastic city views, is an ideal spot for relaxation. Upstairs, the master bedroom offers a peaceful retreat with a 4-piece ensuite featuring in-floor heating. A second bedroom, full bathroom, and a generous loft space complete this level. The walkout basement is bright and inviting, featuring a spacious family room with sliding doors to a private, low-maintenance backyard. It also includes a third bedroom, full bathroom with a steam shower, laundry area, and ample storage. Notable updates to the home include a new deck, rail & shingles (2021), renovated powder room (2020), updated appliances: washer and dryer (2022), fridge and oven (2018). Additional features include central air conditioning, all new windows (2009),

underground sprinklers, central vacuum system with attachments.. and donâ€™t forget the stunning city views. Located just 10 minutes from downtown, with easy access to pathways, shopping, and the LRT. The home is also within walking distance to both public and Catholic schools. A single attached garage and two additional parking spaces on the driveway add convenience. This is one of the most affordable offering west of Sarcee. Shows 10/10. Donâ€™t miss the chance to make this wonderful home your own!

Built in 1983

Essential Information

MLS® #	A2202626
Price	$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 Stratton Hill Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1T7

Amenities

Parking Spaces	3

Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Storage, Vaulted Ceiling(s), Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Heating	Baseboard, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Wood Burning, Brick Facing, Decorative, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Barbecue
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations