

## 97 Strathridge Close SW Calgary, Alberta

MLS # A2294102



# \$974,900

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Make your Mark in Strathcona Park! Welcome to 97 Strathridge Close SW, a beautifully maintained family home nestled in the highly sought-after community of Strathcona Park—one of Calgary’s premier west-side neighbourhoods known for its top-rated schools, mature trees, and quick access to downtown and the mountains. This spacious and thoughtfully designed home offers 5 bedrooms, making it ideal for growing families or those needing extra space for guests, a home office, or multi-generational living. The main floor features a bright and functional layout with expansive windows that fill the home with natural light, a welcoming living area, and a well-appointed kitchen that seamlessly connects to the dining space—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat complete with ensuite and walk-in closet and bonus area perfect for a home office or play area. The professionally developed basement is a standout feature, offering 2 additional bedrooms with large windows, a 4 piece bathroom, a large recreation area, and plenty of flexibility for a home gym, media room, or play space—adding both value and versatility to the home. Step outside to enjoy a private backyard—ideal for summer barbecues, relaxing evenings, or letting the kids play. Located just minutes from top schools, parks, pathways, shopping, and transit, this home offers the perfect balance of lifestyle and convenience. If you’ve been searching for a move-in ready home in an established west Calgary community with room to grow, this is the one. Roof replaced in 2016, New furnace 2022, A/C 2007, New hot water heater 2021, Basement development 2025.