

# \$1,099,000 - 76 Strathbury Circle Sw, Calgary

MLS® #A2207486

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 1,798 sqft  
Residential on 0.19 Acres

Strathcona Park, Calgary, Alberta

**\*\*OPEN HOUSE - Sat & Sun**

(11-1pm)\*\*Welcome to this exceptional family home in Strathbury Estates, where modern upgrades and timeless charm blend seamlessly. Nestled on a large, flat lot, this home offers a beautifully landscaped, fully private backyard, creating a serene retreat for families seeking both tranquility and convenience.

Step inside to discover a bright and inviting floor plan, where vaulted ceilings in the front living area create an airy, welcoming ambiance. The formal dining room sets the stage for elegant gatherings, while the spacious, designer-upgraded kitchen boasts modern countertops, high-end appliances, and custom cabinetry. The adjoining family room, complete with a gas fireplace, is the perfect cozy retreat for everyday living. Throughout the home, thoughtfully curated designer lighting, stylish wall treatments, and premium finishes add a refined touch.

Over the years, this home has been meticulously updated to enhance both function and style. Key upgrades include new windows, roof shingles, and a 55-gallon water heater (2013), ensuring lasting efficiency. In 2015, the home saw a stunning transformation with a revamped primary ensuite and upper main bath, a fully renovated basement bathroom, a new furnace, and a professionally landscaped backyard with a deck—ideal for outdoor entertaining. Enhancing its curb appeal, the exterior received a modern refresh in 2017



with new vinyl siding, soffit, fascia, eavestroughs, downspouts, an inviting front porch, and upgraded garage and exterior doors. In 2021, a versatile shop/side garage was added, providing additional storage and workspace. Further enhancements in 2022 included a fully renovated basement featuring spray-foamed exterior walls for enhanced insulation and a new air conditioner for year-round comfort. The most striking upgrades came in 2023, including an elegant staircase remodel, a stunning new kitchen, a sleek exposed aggregate driveway, and refinished hardwood floors throughout. Upstairs, two generously sized bedrooms provide a peaceful retreat, including a luxurious primary suite with its own fireplace and a spa-inspired ensuite featuring a jetted tub, separate shower, and high-end finishes. The fully finished basement expands the home's living space with a large recreation area featuring engineered hardwood flooring, a full gym, another bedroom, and a beautifully renovated 3-piece bathroom. Outside, the private backyard oasis is surrounded by mature trees and lush landscaping, ensuring complete seclusion. A newly built deck enhances the outdoor living experience, making it the perfect space for entertaining or unwinding in nature. Additionally, a newly constructed detached workshop/garage offers ample storage, workspace, and endless possibilities for hobbyists. Just installed, premium Gemstone exterior lighting adds a customizable, energy-efficient touch to the home's curb appeal.

Built in 1987

### **Essential Information**

MLS® #	A2207486
Price	\$1,099,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,798
Acres	0.19
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	76 Strathbury Circle Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1P8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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