

# \$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
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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, Steam Room, Storage, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Gas, Gas Starter, Living Room, Mantle, Wood Burning, Decorative

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 14

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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