



\$ 815,900.00

## 131 STRATHBURY BAY SW CALGARY

<https://paulbrinton.com>

Extensively updated and meticulously maintained executive home in exclusive Strathbury Estates. Mature landscaping and striking brickwork provide instant curb appeal for this Strathcona Park gem. From the main entrance, you're immediately greeted by the first living room (or 150 sqft home office). Step down to the completely updated kitchen and...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey Split

**MLS ® #:** A1130947

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 20:07:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 4

**Date added:** 08/09/21

**Two Piece Bath:** 1

**Lot size:** 6426 sq ft

**Year built:** 1981

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Entrance, Private Yard, Storage

**District:** CAL Zone W

**Interior Features:** Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Stone Counters, Track Lighting, Walk-In Closet(s), Wet Bar

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped



**Roof Type:** Cedar Shake

**Heating Type:** Central,Fireplace(s),Forced Air,Humidity Control,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** Two

**Laundry features:** Laundry Room, Main Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 336.44

**Title Land:** Fee Simple

**Photo Count:** 39

**Rooms Above Grade:** 8

**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 0M 0`0"

**Appliances:** Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer,Water Softener,Window Coverings

**Living Area SF:** 2600.45

**Subdivision Name:** Strathcona Park

**Structure Type:** House

**Lot Size Acres:** 0.15

