

59 Stranraer Place SW
Calgary, Alberta

MLS # A2354513

\$775,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, No B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Storage in garage and basement. All appliances are believed to be functional but are sold as is - please reference this in offers.

Tucked away on a quiet cul-de-sac, backing onto a serene pathway & surrounded by beautifully established landscaping, this remarkable two-storey walkout offers nearly 3,500 sq. ft. of developed living space, an exceptional floor plan & the kind of quality craftsmanship that stands the test of time. Lovingly maintained & rich in character, this is a home with incredible bones, generous proportions & endless possibilities. With its impressive architectural features, beautiful setting & highly desirable location, the potential here is extraordinary. Upon entry, the spacious foyer welcomes you into a home designed for elegant entertaining & comfortable family living. The spectacular front living room showcases soaring vaulted ceilings & beautiful bay windows, filling the space with natural light. It flows effortlessly into the formal dining room, where picturesque views of the mature garden & peaceful pathway create a beautiful backdrop for gatherings. The generous kitchen features quality wood cabinetry, abundant workspace & a charming breakfast nook surrounded by bay windows overlooking the backyard. Step directly onto the expansive, vinyl-wrapped upper deck & imagine summer evenings spent enjoying your private outdoor retreat. Just off the kitchen, the inviting family room is anchored by a beautiful brick-faced wood-burning fireplace with gas lighter, complemented by custom built-ins & direct deck access. This warm, welcoming space is sure to become a favourite gathering place. A convenient powder room & spacious main-floor laundry with utility sink, excellent storage & separate exterior entrance complete this thoughtfully designed level. Upstairs, you'll discover three generously sized bedrooms & a four-piece family bathroom. The impressive primary retreat features vaulted ceilings, a spacious five-piece ensuite & an exceptionally large walk-in closet, offering a wonderful

foundation for a luxurious contemporary sanctuary. The fully finished walkout level adds remarkable versatility, featuring hardwood flooring, extensive built-ins ideal for a home office, homework station or creative workspace, & a generous recreation room complete with a cozy gas fireplace & wet bar. A fourth bedroom & full bathroom make this level equally appealing for guests, teenagers or extended family. Outside, the beautifully landscaped grounds are a true highlight, featuring established perennials, underground sprinklers, attractive paving & a built-in fire pit. With peaceful pathway access just beyond the backyard, this exceptional setting offers a wonderful connection to nature. The insulated, drywalled and painted double attached garage includes built-in storage, a workbench and separate man door. Additional highlights include two furnaces professionally serviced in October 2026, two hot water tanks installed in 2023, & Phantom screens at both the front entrance & upper deck. This vacant home is ready for immediate possession & its next chapter.