

# \$1,275,000 - 125 Strathlea Court Sw, Calgary

MLS® #A2233926

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

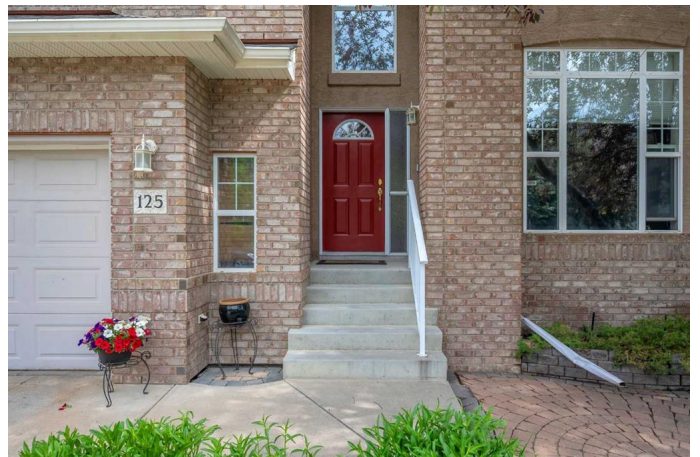
Experience timeless design and modern upgrades in this meticulously maintained two-storey luxury home, tucked away on a quiet court-style cul-de-sac in the established and distinguished community of Spring Haven. This executive property offers exceptional space, comfort, and sophistication for today's growing family.

Step into a bright and welcoming open-concept layout featuring a vaulted ceiling in the grand foyer, soaring ceilings in the great room, a formal dining area perfect for entertaining, and a dedicated main floor office for the remote professional.

The upper level boasts three generously sized bedrooms, an expansive bonus room, and a conveniently located laundry room—fully upgraded with custom cabinetry and modern finishes. Downstairs, the partially finished basement offers flexible space—including a nearly self-contained nanny or guest suite—ready for your personal touch.

Recent Upgrades & Premium Features:

- Brand new roof and dual high-efficiency furnaces (2025)
- Central air conditioning for year-round comfort
- Warm maple hardwood floors throughout main living areas
- Chef's kitchen with custom Tuscan maple cabinetry, antique glaze, granite countertops, limestone accents, and stainless steel appliances
- Great room with custom built-ins, soaring



ceilings, and integrated wired audio system throughout the home

- Upgraded bathrooms and laundry room with designer finishes
- Vaulted ceiling in the main foyer for a stunning first impression
- Enhanced insulation and soundproofing between levels
- Oversized attached garage with extra storage space
- Central vacuum system for added convenience
- Professionally landscaped front and back yards with private patios, underground irrigation, built-in storage under the rear deck, and gas BBQ hook-up

#### Unmatched Location & Lifestyle:

Spring Haven is known for its quiet, tree-lined streets, strong community spirit, and unbeatable convenience. Minutes from top-rated schools, parks, walking trails, and recreation facilities. Easy access to shopping, grocery stores, caf  s, and the C-Train makes commuting downtown a breeze. This home offers the perfect blend of elegance, functionality, and long-term value  all in one of the city  s most desirable family-friendly neighbourhoods.

Built in 2002

#### Essential Information

MLS�� #	A2233926
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.13
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	125 Strathlea Court Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4R8

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range, Humidifier
Heating	Central, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Garden, Misting System
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Underground Sprinklers, Garden
Roof	Shingle
Construction	Brick, Concrete, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 26th, 2025

Days on Market            15

Zoning                        R-G

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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