

620 Stratton Terrace SW Calgary, AB T3H 1M6

**Residential
Incomplete**

A2194182

DOM: 0 **LP:** \$1,198,000.00

CDOM: **OP:**

Banner:

Luxury Redefined: Fully Renovated Walkout Bungalow Villa with Stunning City Views in Strathcona Park



Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	Strathcona Park
Type:	Duplex	Ttl Beds:	4
Levels:	One	F/H Bth:	3/0
Year Built:	1987	RMS SQFT:	2,277.00
LINC#:	0021979240	LP/SF:	\$526.13
Arch Style:	Bungalow, Side by Side	Suite:	No
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Legal Desc:	8810801;9
Legal Desc:	8810801;9	Legal Pin:	8810801
Legal Pin:	8810801	Blk:	
		Lot:	
		Condo:	Yes
Zoning:	M-CG	Tax Amt/Yr:	\$4,400.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	Pet Restrictions or Board approval Required		

Public Remarks: Welcome to this rare and exceptional estate villa in the prestigious community of Strathcona Park. This is not just a home; it's a masterpiece of modern renovation combined with breathtaking city views, offering over 3,500 sq. ft. of luxurious living space. Imagine waking up every morning to stunning city views, bathed in natural light. With vaulted ceilings, a brick gas fireplace, and custom-built features, this spacious living area exudes elegance and warmth. New Ecobee smart thermostats with temperature sensors ensure year-round comfort, all accessible from your phone. The heart of this home is the completely redesigned chef's kitchen—a space where style meets functionality. A 42-inch built-in KitchenAid refrigerator, 9-foot quartz waterfall island with a prep sink, induction cooktop, and a custom-finished brick backsplash make this a dream for both cooking and entertaining. The primary suite is your private retreat—with a custom-finished walk-in closet featuring motion sensor lighting, and a fully renovated ensuite with dual sinks, a Delta rain shower system, and in-floor heating for ultimate comfort. Every detail has been thought out, including the new white oak vanity, tub with tile surround, and quartz waterfall edge in the fully renovated main floor bathroom. And it doesn't stop there. The walk-out lower level is an entertainer's paradise or a perfect guest suite—featuring a second fireplace, Wet bar with a quartz counter, tiled backsplash, and fridge, plus luxury vinyl plank flooring throughout. A newly remodeled bathroom with updated fixtures adds even more convenience. Plus, an expansive storage area offers endless possibilities—it could serve as a hobby room, workshop, or even be transformed into a private wine cellar—catering to a lifestyle of comfort and versatility. No detail has been overlooked in this extensive renovation. Newer windows, upgraded insulation, new Velux skylights, custom lighting, and even a board-approved dog run—this home truly has it all. The insulation has been upgraded to R50, ensuring energy efficiency, while spray foam insulation in the skylight tunnels further enhances warmth and comfort. Outside, the upgrades continue with beautiful new plantings and shrubs along with re-leveled interlocking stone and a stunning new front porch and stairs finished with Tanzite exterior tile. Located in Chateau Strathcona, one of the city's most exclusive villa enclaves, this home is perfectly situated close to top-rated schools, shopping, parks, and quick access to downtown. A home like this is a rare opportunity—fully renovated, move-in ready, and in one of the most desirable locations in Calgary. Don't miss your chance to experience this one-of-a-kind estate villa. Contact us today for your private showing and to receive an extensive list of upgrades that make this home truly exceptional.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	211.54	Mtr2	2,277.00	SqFt
Baths:	0	0	0	2	0	0	Bed Abv: 2	Blw Grade:	209.31	Mtr2	2,253.00	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 7	Total AG:	211.54	Mtr2	2,277.00	SqFt
Garage Dims (L x W):	21`1" x 21`10"											

Property Information

Basement:	Finished, Full, Walk-Out To Grade	Laundry Ft:	In Unit, Laundry Room, Main Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Brick, Wood Frame	Fireplaces:	2/Brick Facing, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Exterior Feat:	Balcony	Fencing:	Partial
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s), Patio
Reports:	RMS Supplements		
Parking:	Double Garage Attached	Total:	4
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights		
Lot Features:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		
Goods Include:	NA		
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Induction Cooktop, Microwave, Washer, Window Coverings		
Other Equip:	Garage Door Opener, Water - Filtration		
Goods Exclude:	NA		

Condo Information


Condo Name:	Chateau Strathcona	Post Tension:		Condo Fee:	\$966.93/Monthly
Condo Type:	Conventional Condo			HOA:	
Mgmt Co/Ph:	4032281557			Floor #:	1
Prk Plan Type:	Attached Garage			# Elevators:	
Legal Desc:	8810801/9	Prk Stall #:		Total Floors:	
Legal Park:		Storage Type:	In Unit	Common Walls:	1 Common Wall
Legal Stor:		Locker #:		Unit Exposure:	W
# of Units:		Registrd Size:	452	Unit Factor:	905

Fee Includes: Common Area Maintenance, Insurance, Professional Management, Reserve Fund **Prk Unit Factor:**
 Contributions, Snow Removal, Trash
Reg Size Incl: Interior Above Grade **Floor Location:**
Assoc Amen: None
Pets Allowed: Yes

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	9`5" x 4`9" 2.87M x 1.45M	Kitchen	Main	13`10" x 17`5" 4.22M x 5.31M
Dining	Main	13`9" x 18`9" 4.19M x 5.71M	Living	Main	29`7" x 16`6" 9.02M x 5.03M
Other	BSMT	8`7" x 3`3" 2.62M x 0.99M	Game	BSMT	25`11" x 19`9" 7.90M x 6.02M
Other	Main	12`2" x 32`0" 3.71M x 9.75M	Wrkshp	BSMT	24`4" x 42`10" 7.42M x 13.05M
Laundry	Main	14`5" x 7`7" 4.40M x 2.31M	Balcony	Main	11`7" x 41`8" 3.53M x 12.70M
Primary Bed	Main	17`0" x 13`5" 5.18M x 4.09M	Bedrm	Main	12`4" x 14`5" 3.76M x 4.40M
Bedrm	BSMT	15`11" x 13`5" 4.85M x 4.09M	Bedrm	BSMT	15`1" x 13`3" 4.60M x 4.04M
4pc Bathroom	Main	10`1" x 6`0" 3.07M x 1.83M	4pc Ensuite bath	Main	7`8" x 9`3" 2.34M x 2.82M
4pc Bathroom	BSMT	10`4" x 13`7" 3.15M x 4.14M			

Agent & Office Information

List Agent: [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** [403-809-9386](tel:403-809-9386)
List Firm: [Real Broker](#) **Phone:** [855-623-6900](tel:855-623-6900)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 02/12/2025
Comm: 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 04/14/2025
LB Type/Info: SentiLock/Handrail **With Dt:**
Owner Name: Private **Ownership:** Private **Dower Rt:**
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).