



**8 Straddock Villas SW
Calgary, Alberta**

MLS # A2300354



\$725,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,430 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hood Fan, Poole table & all accessories

REVISED PRICING - OPEN HOUSE 1-3PM SAT MAY 2 Welcome to this exceptionally maintained original-owner villa bungalow, offering over 2,700 sq. ft. of fully developed living space in the highly sought-after Straddock Villas—a hidden estate community prized for its peaceful ambiance, mature tree-lined streets, and exceptional sense of community. Situated on a desirable corner lot, this immaculate bungalow showcases true pride of ownership and an outstanding, well-designed floor plan filled with natural light, elegant arched doorways, and tasteful designer touches throughout. The home features three bedrooms and three bathrooms, ideal for both everyday living and entertaining. A large tiled foyer welcomes you inside and opens to a bright front bedroom currently used as a den, complete with large windows. Gleaming hardwood floors guide you through a wide hallway into the formal dining room—perfectly sized for hosting family and friends. The open-concept living area impresses with a custom kitchen featuring birch cabinetry, granite countertops with an eating bar, updated stainless steel appliances (stove 2025, dishwasher 2021), new lighting, abundant storage, and a sunny breakfast nook that opens onto the west-facing patio, ideal for afternoon sun and evening relaxation. The spacious living room is anchored by a cozy fireplace, creating a warm and inviting atmosphere. The king-sized primary bedroom offers a full walk-in closet and a private five-piece ensuite. A three-piece bathroom and convenient main-floor laundry with new washer and dryer (2026) complete this level. Downstairs, the grand staircase leads to a fully developed lower level featuring a third bedroom, a full bathroom, and a large entertainment and recreation area with a second gas fireplace. A dedicated pool table area (pool table included) and generous storage

space in the utility room add both function and flexibility. Additional upgrades include a furnace (2019) and air conditioning (2024) and new high end Berber carpet in bedrooms and basement (2025). The double attached garage and double driveway provide ample parking and convenience. Minutes to great ravine walking and bike paths. Backs onto a small city green space. Access to a small playground with monkey bars etc for the grandkids. Five minutes walk to Strathcona Square Shopping Centre with grocery and liquor stores, bank, pharmacy, health professionals and restaurants and more. If you've been considering "right-sizing" or dreaming of a lifestyle that allows for easier travel and low-maintenance living, now may be the perfect time. This beautifully cared-for bungalow offers comfort, space, and peace of mind in an exceptional community with an active social committee that organizes get-togethers & the neighbours look after each other, especially when travelling- an opportunity rarely available and not to be missed.