



GRASSROOTS
REALTY GROUP

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3 Strathridge Bay SW Calgary, Alberta

MLS # A2311846



\$1,209,999

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wood Counters		
Inclusions:	none		

Welcome Home!!! Over 2,300 SF of developed space on all 3 levels. Whether you are looking for a first time home, or starter home, or upgrading to suit your growing family, this home has it all for you. Enter on the main floor through the spacious foyer and you are greeted with the open concept design, many windows, plenty of sunlight. Features include fireplace in the living room, gas range stove and range hood in the kitchen, 2 pc guest washroom, and access to the double attached garage. The upper level includes 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. A large bedroom, 4 piece bathroom complete the basement. This home has too many features to list them all, you must come and see for yourself and don't miss this opportunity.