



**145 Straddock Crescent SW
Calgary, Alberta**

MLS # A2320115



\$929,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Garden Shed, Play Structure in Yard, Murphy Bed in Basement, Garage and Mechanical Room Shelving

Welcome to this lovingly cared for family home in Strathcona Park, offering over 3,000 sq. ft. of thoughtfully finished living space situated on a large corner lot with a private backyard surrounded by mature trees. With upgraded Hardie Board siding, windows and skylights replaced, central air conditioning, and all the Poly-B plumbing removed, this home combines timeless character with peace of mind, thanks to many of the major updates already being completed. Step inside to soaring vaulted ceilings and an abundance of natural light pouring through the south facing bay window in the formal living room and dining area. The thoughtfully planned main floor features a spacious oak kitchen complete with stone countertops, stainless steel appliances, induction cooktop, an eat-up bar, ample cabinetry, and a corner sink overlooking the backyard. Just off the kitchen, the well appointed family room invites the family to gather around the wood burning fireplace, framed by the custom built in millwork. This floor also highlights a convenient main floor laundry room and half bath. Upstairs, the generous primary retreat offers a walk in closet, bright bay window, and a beautifully renovated ensuite featuring dual vanities, a soaker tub, and a curbless glass shower. Two additional spacious bedrooms and an updated four piece bathroom provide plenty of room for family and guests. The fully finished basement expands your living space with a fourth bedroom, equipped with a Murphy bed for flexible use, and an additional four piece bathroom. A dedicated office space sits just off the large family room, where a wet bar and gas fireplace create the perfect setting for movie nights, entertaining, or relaxing with family. Outside, the spacious backyard offers plenty of room for kids to play, while the adults can enjoy relaxing on the deck or gather around a fire on those summer

evenings. With the corner lot configuration, this home benefits from a large side yard and garden space, many additional windows and open sight lines that would often be restricted on regular lots! Ideally situated within walking distance to Strathcona Square Shopping Centre and surrounded by pathways, parks, and excellent schools, while also allowing access to the community's impressive 23 hectare ravine park. This is a rare opportunity to own a spacious, move in ready home in one of Calgary's most established and desirable west end communities!