



**11 Stradwick Way SW
Calgary, Alberta**

MLS # A2320242



\$999,999

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Marble, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Set on a quiet, tree-lined street in the established community of Strathcona Park, this distinctive family home offers over 2,200 sq. ft. above grade, four bedrooms, 3.5 bathrooms, and a beautifully updated interior filled with character. Mature trees create a private setting, while nearby schools, parks, pathways, shopping, and Westside amenities add everyday convenience. The main living room makes an immediate impression with its dramatic vaulted ceiling, expansive windows, modern gas fireplace, and open sightlines to the upper level. Glass and metal railings bring a contemporary finish to the multi-level design, while the adjoining front porch offers a peaceful place to relax beneath the surrounding trees. At the heart of the home, the renovated kitchen features rich espresso cabinetry, premium appliances, a beverage fridge, and a huge island with Finland quartz, creating an impressive centrepiece with plenty of seating and workspace. The kitchen opens to a bright dining area and additional sitting space, making it equally well suited to everyday meals and entertaining. A separate family room with a wood-burning fireplace adds another comfortable gathering area, while the dedicated office provides a quiet and practical workspace. A renovated powder room and laundry area complete the main level. Upstairs, the primary retreat includes a private balcony overlooking the trees, a walk-in closet, and a spacious 4-piece ensuite with dual sinks, a freestanding tub, and a glass-enclosed shower. Two additional bedrooms and a renovated full bathroom complete the upper floor. The developed lower level adds a spacious bedroom with access to a 3-piece ensuite featuring a steam shower, along with a dedicated fitness area and space for a workshop or hobby room. Generous storage and utility spaces provide plenty of room for seasonal belongings and everyday

organization, with direct access to the insulated double attached garage. Recent upgrades include a new electrical panel with an energy monitor and induction stovetop in 2020, a new dishwasher in 2022, a full interior repaint, new eavestroughs with leaf guards, two new furnaces, and central air conditioning with a noise-reduction cover in 2023, along with a new Beam central vacuum system in 2024. Outside, the private west-facing backyard has been designed for relaxing and entertaining, with a large composite deck, hot tub, cedar pergola, bamboo privacy screens, raised garden beds, and mature greenery surrounding the space. Thoughtfully updated throughout and located close to a nearby school, this is a warm, one-of-a-kind home with flexible living space for every stage of family life.