



GRASSROOTS
REALTY GROUP

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12 Straddock Villas SW
Calgary, Alberta

MLS # A2333003



\$799,900

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,413 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: n/a

Rare opportunity to own an executive walkout bungalow villa with a large double attached garage in the sought-after Straddock Villas in Strathcona Park! Homes in this beautifully maintained, pet-friendly, well-managed small development rarely come to market. Offering 1,413 square feet on the main level, this exceptional home welcomes you with a spacious front foyer featuring a striking stone feature wall and matching stone fireplace in the great room. Nine-foot ceilings throughout the main floor, a raised 10-foot ceiling in the great room, hardwood flooring, and large windows create an elegant and inviting living space. Thoughtfully planned renovations throughout the home blend style and functionality, including the renovated kitchen featuring quality Merit Kitchen cabinetry, white oak countertops, under-cabinet and upper-cabinet lighting, excellent storage, and generous workspace. A formal dining room provides the perfect setting for entertaining, while the main floor den/bedroom offers an ideal home office or flex space. The spacious primary retreat features a beautifully renovated ensuite/dressing room with a three-piece ensuite, walk-in shower with body jets, extensive counter space, abundant drawers, mirrored vanity storage, and direct access to the walk-in closet. A thoughtfully renovated four-piece main bathroom with a relaxing soaker tub and convenient main floor laundry complete the main level. The fully developed walkout basement offers a massive recreation room with a second gas fireplace, a huge bedroom, a four-piece bathroom, abundant storage, and has been refreshed with new carpet and fresh paint. Enjoy outdoor living from the private upper balcony or lower patio overlooking the beautifully landscaped grounds. Straddock Villas offers a peaceful, low-maintenance lifestyle in one of Strathcona Park's premier villa communities with excellent

access to Bow Trail and Stoney Trail. You're just minutes from Aspen Landing and the shops and restaurants along 85 Street SW, plus nearby parks, pathways, schools, transit, the Westside Recreation Centre, and the West LRT, making this an exceptional place to call home.