



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

44 Straddock Crescent SW  
Calgary, Alberta

MLS # A2346414



**\$825,000**

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | Strathcona Park                                                       |        |                   |
| Type:     | Residential/House                                                     |        |                   |
| Style:    | 2 Storey Split                                                        |        |                   |
| Size:     | 2,161 sq.ft.                                                          | Age:   | 1990 (36 yrs old) |
| Beds:     | 4                                                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                |        |                   |
| Lot Size: | 0.13 Acre                                                             |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn, No Back Lane, Rectangular Lot |        |                   |

|             |                            |            |      |
|-------------|----------------------------|------------|------|
| Heating:    | Forced Air                 | Water:     | -    |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -    |
| Roof:       | Asphalt Shingle            | Condo Fee: | -    |
| Basement:   | Full                       | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame   | Zoning:    | R-C1 |
| Foundation: | Poured Concrete            | Utilities: | -    |
| Features:   | Built-in Features          |            |      |

Inclusions: BBQ

**\*\* OPEN HOUSE SAT OCT 3 & SUN OCT 4 200 - 400PM \*\*** Welcome to this spacious two-storey split in the desirable community of Strathcona Park! Lovingly owned by the same owner for many years, this home offers over 2,100 sq. ft. above grade, a functional layout, custom built-ins and plenty of opportunity to make it your own. The main floor offers generous living and dining spaces, a comfortable family room with a gas fireplace, a dedicated office, main floor laundry and a well-sized kitchen. Custom built-ins add both character and functionality, while the large raised deck overlooks the beautiful yard and provides an ideal space for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary suite complete with a large ensuite. The fully developed walk-out basement adds valuable additional living space with a bedroom, recreation room and bathroom—ideal for guests, teenagers, a home office or extended family. Set in a quiet and established area of Strathcona Park, this home enjoys a beautiful yard and a peaceful setting. A double attached front garage provides convenient everyday access, while the generous floor plan offers plenty of space for the whole family. With its over 2,100 sq. ft. above grade, main floor office and laundry, gas fireplace, custom built-ins, large raised deck, beautiful yard, spacious primary ensuite and fully developed walk-out basement, this is a wonderful opportunity to personalize a spacious family home in one of Calgary's sought-after west-side communities.