



GRASSROOTS
REALTY GROUP

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51 Straddock Crescent SW
Calgary, Alberta

MLS # A2347538



\$799,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,004 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Irregular Lot, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, French Door, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Meticulously maintained and ideally situated on a desirable corner lot, this exceptional home is just a short stroll from the shops, restaurants, and everyday conveniences of Strathcona Square Shopping Centre, as well as the nearby ravine pathways. Freshly painted and featuring hardwood flooring throughout, the thoughtfully designed main level offers a private home office, an elegant living and dining room with soaring vaulted ceilings and beautiful bay windows, and a spacious kitchen with 9-foot ceilings, granite countertops, a travertine tile backsplash, newer appliances, and direct access to the beautifully landscaped and well-designed south-facing backyard with a private deck. The bright breakfast nook overlooks the inviting family room, complete with a cozy wood-burning fireplace. Upstairs, the generous primary retreat features a well-designed walk-in closet and a 3-piece ensuite with dual vanities, complemented by two additional bedrooms and a full family bathroom. The basement provides approximately 630 sq. ft. of walkable crawl-space storage, along with excellent potential for future development. Additional highlights include central air conditioning, newer furnace (2020), underground sprinklers, and an exceptional location that perfectly blends comfort, convenience, and lifestyle.