



145 Straddock Terrace Calgary Alberta

\$1,198,000

Welcome to this beautifully updated residence with over 4,000 sq ft of living space nestled among mature trees in Strathcona Park. Enjoy the tranquility of a private setting with the convenience of being within walking distance to shops, top-rated schools, parks, playgrounds, transit, and scenic ravine pathways -- all just a short drive to downtown and the highway to the mountains. Thoughtfully designed with versatility in mind, this expansive home easily adapts to a range of lifestyles, whether accommodating a large family, live-in nanny, remote work, or frequent guests. With up to 6 bedrooms, the flexible layout also allows for dedicated office space, a bonus room, or a mix tailored to your needs. The main floor boasts soaring 10-foot ceilings and abundant natural light throughout its open-concept living and dining areas. The spacious kitchen is ideal for entertaining, featuring updated appliances, a gas cooktop, double wall ovens, a center island, and an adjacent breakfast nook that flows into a cozy family room complete with custom built-ins and a wood-burning fireplace. Upstairs, you'll find 4 generously sized bedrooms, including a luxurious primary bedroom with a renovated ensuite, walk-in closet, and a private sitting area. The flex room functions perfectly as a bonus room which can be converted to another bedroom/office. The additional bedrooms are complemented by a spacious family bathroom with soaker tub and double sinks. Rich hardwood floors extend through all main living areas and bedrooms. The fully developed walk-up basement legal suite features a large recreation/family room, 2 bedrooms, full bathroom, kitchen/laundry, and a private entrance--additional income potential. Outdoors, enjoy a private, treed backyard oasis with plenty of space for kids to play and a huge deck for summer evenings. The WiFi-enabled underground sprinklers and smart thermostats ...

Living room 16.67 Ft x 15.08 Ft
Family room 17.83 Ft x 14.00 Ft
Kitchen 13.92 Ft x 12.83 Ft
Dining room 13.92 Ft x 12.08 Ft
Laundry room 10.67 Ft x 8.33 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft

Other 16.42 Ft x 15.08 Ft
5pc Bathroom 11.08 Ft x 10.92 Ft
5pc Bathroom 12.50 Ft x 8.58 Ft
Bedroom 17.08 Ft x 13.33 Ft
Bedroom 11.00 Ft x 10.67 Ft
3pc Bathroom 9.33 Ft x 4.92 Ft

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Listing Presented By:



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RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd, Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Primary Bedroom

18.17 Ft x 16.25 Ft

Bedroom

11.83 Ft x 10.42 Ft

Bedroom

11.83 Ft x 10.33 Ft

Bedroom

12.08 Ft x 11.17 Ft

Family room

16.83 Ft x 16.00 Ft

Other

25.00 Ft x 14.08 Ft

Laundry room

4.08 Ft x 2.75 Ft