



113 Straddock Terrace Calgary Alberta

\$1,275,000

***Open House Saturday Sept. 6th 11am-2pm *** Welcome to this beautifully renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this home offers a perfect blend of timeless design, modern finishes, and elegant functionality. With FIVE BEDROOMS, THREE AND A HALF BATHROOMS, and 2,954.77 SQUARE FEET of living space, every detail has been thoughtfully curated to deliver comfort, style, and sophistication. The entryway sets the tone with a BRAND-NEW FRONT PORCH crafted from TREATED WOOD and an UPDATED FRONT DOOR, leading you into an airy OPEN-CONCEPT interior. Natural light flows through NEW TRIPLE-PANE WINDOWS, highlighting the ENGINEERED WHITE OAK HARDWOOD FLOORING and the refined finishings throughout. The living areas feature TWO FIREPLACES—one a cozy GAS option on the main level and the other, located upstairs, adaptable for either WOOD or GAS. The KITCHEN is the heart of the home, showcasing QUARTZ COUNTERTOPS, PREMIUM CABINETRY, and BRAND-NEW TOP-OF-THE-LINE FORNO 36" GAS RANGE and 36" REFRIGERATOR. Also equipped with a UNIQUE FILTERED WATER SYSTEM set up from sink, to fridge and stove spout. The OPEN LAYOUT seamlessly connects to the DINING and FAMILY SPACES, ideal for both everyday living and entertaining. ALL NEW LIGHT FIXTURES enhance the modern aesthetic while creating a warm and inviting ambiance. ALL ROOMS updated with SMART OUTLET upgrades. Upstairs, the PRIMARY SUITE is an exceptional retreat. It includes a PRIVATE BALCONY, a serene SITTING OR VANITY AREA, and a SPACIOUS ENSUITE. The EXPANSIVE WALK-IN CLOSET is designed with remarkable versatility and could even serve as an ADDITIONAL ROOM if desired. The LOWER LEVEL offers a FULLY FINISHED BASEMENT with a FULL BATHROOM and an abundance of STORAGE off the MEDIA ROOM, including TWO HEATED STORAGE ROOMS in the Crowell space, adding to the home's practicality. This...

4pc Bathroom 5.92 Ft x 9.00 Ft
5pc Bathroom 13.25 Ft x 14.42 Ft
Bedroom 9.25 Ft x 10.42 Ft
Bedroom 9.25 Ft x 9.75 Ft

Furnace 6.42 Ft x 13.25 Ft
2pc Bathroom 5.50 Ft x 4.83 Ft
Bedroom 8.17 Ft x 11.75 Ft
Dining room 9.83 Ft x 10.00 Ft
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Listing Presented By:



Originally Listed by:
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Den 10.17 Ft x 10.17 Ft

Primary Bedroom 18.83 Ft x 12.83 Ft

Other 9.25 Ft x 10.00 Ft

Bedroom 12.42 Ft x 15.83 Ft

4pc Bathroom 7.25 Ft x 8.92 Ft

Recreational, Games room 22.83 Ft x 23.25 Ft

Other 14.75 Ft x 15.58 Ft

Family room 13.67 Ft x 16.67 Ft

Foyer 12.17 Ft x 11.17 Ft

Kitchen 13.50 Ft x 13.00 Ft

Laundry room 5.50 Ft x 8.33 Ft