

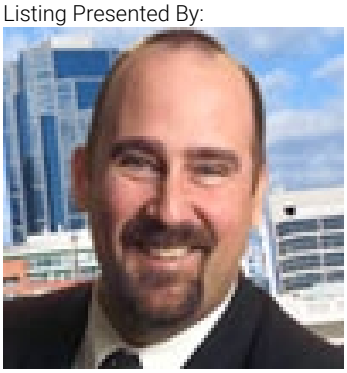
12 Straddock Villas Calgary Alberta

$759,000

Tastefully renovated walkout bungalow villa in Strathcona Park. Features an oversized double attached garage and over 2,599 sq ft of thoughtfully updated living space. Soaring 9-foot ceilings, a dramatic 10-foot tray ceiling in the great room, rich hardwood flooring, and expansive windows fill the main floor with natural light. Custom stone features anchor the living room fireplace and open staircase, creating a warm, architectural focal point. The gourmet kitchen, custom-renovated by Merit Kitchens, blends timeless style with everyday function. Highlights include upper and lower cabinet lighting, custom pullout drawers for maximum storage, stainless steel appliances, and a matching apron-front sink. A formal dining room sets the stage for effortless entertaining, while a versatile front den serves easily as a home office or guest bedroom. Retreat to the spacious primary suite, featuring a spa-inspired 3-piece ensuite and dressing room. Enjoy a custom walk-in shower with body jets and bench, extensive vanity counter space, abundant drawer storage, mirrored cabinetry, and direct access to a large walk-in closet. A beautifully renovated 4-piece main bathroom with a deep soaker tub and a convenient main-floor laundry room complete this level. The fully developed walkout basement has been refreshed with plush new carpet and crisp paint. It boasts a massive recreation room anchored by a second gas fireplace, an oversized guest bedroom, a full 4-piece bathroom, and generous storage. Step outside to relax on either the private upper balcony or the sheltered lower patio, both overlooking manicured, tranquil grounds. Ideally situated in Strathcona Park, this residence offers quick access to Bow Trail and Stoney Trail for an easy commute anywhere in the city. You are just minutes from the boutique shops and dining at Aspen Landing and 85th Street SW, as well as the Wests...

Family room 17.33 Ft x 21.50 Ft
Recreational, Games room 17.25 Ft x 20.92 Ft
Bedroom 11.00 Ft x 15.58 Ft
4pc Bathroom 13.42 Ft x 6.92 Ft
Furnace 13.42 Ft x 16.42 Ft
Other 7.08 Ft x 7.67 Ft
Other 7.67 Ft x 9.75 Ft
Dining room 12.00 Ft x 9.92 Ft
Primary Bedroom 11.33 Ft x 15.00 Ft
4pc Bathroom 13.58 Ft x 7.42 Ft
Other 6.17 Ft x 7.58 Ft
Bedroom 10.25 Ft x 10.00 Ft

Listing Presented By:



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Living room 13.92 Ft x 15.25 Ft

Kitchen 11.75 Ft x 11.50 Ft

3pc Bathroom 5.17 Ft x 8.75 Ft

Laundry room 2.83 Ft x 5.25 Ft