



# 16 Stratton Place Calgary Alberta

\$1,650,000

OPEN HOUSE Sunday March 8th 1pm to 4pm 16 Stratton Place SW Phenomenal property surrounded by nature, siding and backing on to the forest of the expansive Ravine! Breathtaking views of mature trees and landscape, this is your tranquil sanctuary right out your door. Huge 12,176 sq ft lot, an incredible property! Located on a quiet culdesac, this beautiful home has 3122 sq ft up, a total of 4600 sq ft of developed living space. Updated two storey with a walkout basement, boasts a total of 6 bedrooms & 4.5 baths. This is the perfect family home! Impressive curb appeal with the curved driveway, acrylic stucco & stone exterior. Contemporary modern design with tile flooring throughout the upper two floors & gorgeous wood doors. The formal living room has in-floor heat & features a gas fireplace. Tons of big Lux brand windows, lots of natural light, bring the outdoors in and allow you to enjoy the view from almost every room. The formal dining area is open to the living room and has a pass through to the kitchen with granite countertops, island with seating for three, stainless steel appliances including a Sub-Zero fridge and Thermador gas stove. Garden door off the dining nook to the main floor deck for added outdoor living space and summer dinners outside. The family room is open to the kitchen & has custom built-in cabinetry. The Office or main floor bedroom has a built-in desk and cabinetry. Powder room & laundry room complete the main floor. Up the modern glass handrail staircase to the upper floor where you will find a large primary suite that has a custom built-in king bedroom set, a large walk-in closet with custom cabinetry, your own private Balcony to sit and enjoy the stunning view & ensuite bath. The 2nd bedroom has a custom built-in queen bedroom set and has a cheater door to the main bathroom that it shares with the 3rd bedroom. The 4th upper floor bedroo...

Primary Bedroom 27.00 Ft x 15.17 Ft  
 Other 13.33 Ft x 7.08 Ft  
 Other 5.92 Ft x 3.25 Ft  
 Other 11.08 Ft x 2.58 Ft  
 5pc Bathroom 11.58 Ft x 12.00 Ft  
 Bedroom 10.25 Ft x 12.00 Ft

Bedroom 16.92 Ft x 13.00 Ft  
 4pc Bathroom 7.58 Ft x 7.08 Ft  
 Recreational, Games room 27.33 Ft x 20.08 Ft  
 Storage 14.08 Ft x 11.17 Ft  
 Furnace 19.08 Ft x 12.92 Ft  
 Foyer 13.33 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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Bedroom 10.00 Ft x 12.08 Ft

3pc Bathroom 12.25 Ft x 9.33 Ft

Bedroom 24.58 Ft x 18.00 Ft

3pc Bathroom 9.75 Ft x 4.92 Ft

Living room 21.00 Ft x 13.08 Ft

Dining room 16.67 Ft x 12.08 Ft

Other 18.00 Ft x 20.08 Ft