

132 Straddock Crescent SW
Calgary, Alberta

MLS # A2274116

\$819,900



Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Wet Bar, Wood Windows		
Inclusions:	Basement Refrigerator		

This is the one! Impeccably well maintained home in a stellar neighbourhood. Same owners for 30 years. Super clean and well-kept. Huge 50' x 110' lot. Large 4-bedroom house with a large traditional main floor and a big, fully developed basement that includes a wet-bar, a full bath, a rec room plus another room, and ample storage. The property boasts a large, fenced south-facing back yard with a green belt behind and no houses beyond. There are many schools nearby, including public, Catholic, private, and charter. Updated flooring and nice paint. Aluminum-clad windows. Gas line outlet on deck. Plumbing has been modernized, including 2 brand new hot water tanks. 2 high-efficiency furnaces. Big double garage. Great neighbours. Shopping (including groceries) within a short walking distance. Strathcona has many, many green spaces including parks, playgrounds, recreational trails, and a ravine "park" area throughout the neighbourhood.