

103 Stratton Park SW
Calgary, Alberta

MLS # A2282728

\$1,529,000



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|------------------|--|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,158 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Private | | |

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| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Rubber, See Remarks | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | 6 BAR STOOLS IN KITCHEN, 2 EXTERIOR FIRE TABLES, 9 STOOLS ON EXTERIOR DECK, TV IN FAMILY ROOM, TV AND WALL MOUNT IN PRIMARY BEDROOM, TV AND WALL MOUNT IN UPPER BEDROOM | | |

Perched on a corner lot in Strathcona Park, this home is a truly unique find. Custom built with a huge 4 car attached garage and designed with entertaining and comfort in mind. Every inch of this property has been finished to be a beautiful showcase for Calgary's wide-open skies and beautiful city views. Perfectly set up to welcome a crowd and elegantly appointed to make sure every moment is just right. The open kitchen offers built in appliances, ample natural light, and immense amounts of counter space, storage, and floor space. Dinner for 12? No problem! Adjacent to the kitchen, the cozy family room offers a perfect spot to watch a movie by the fireplace with friends or enjoy a sit while dinner cook. The main floor was designed to house formal dining and sitting rooms just inside the gracious front entry; now these window lined rooms, anchored by a shared fireplace, are set for casual gatherings around the pool table and the piano. Outdoor spaces are no afterthought here; the side yard is set up like a private courtyard and nestles into a gentle slope a spot for eating, lounging, or just enjoying gentle summer days. There is also a large deck accessed through the dining area that has been built to truly bring the party OUTDOORS with room to sit and a built-in rail side bar! The upper level is a private space with a total of 3 bedrooms including the primary suite with huge lounge area and ensuite bath, and two perfectly appointed additional bedrooms. The full bath is a true jewel; make sure you have a look at the one-of-a-kind tile! The lower level contains a fourth bedroom and full bath, plus a lot of garage space; 4 parking spots (could even have a 5th spot if desired), workshop space and indoor insulated storage/boot room. A few of the newer features include rubber shingles, high quality exterior paint, AC, and irrigation. This truly

incomparable home must be seen!