

\$627,000 - 131 Stradwick Rise Sw, Calgary

MLS® #A2114356

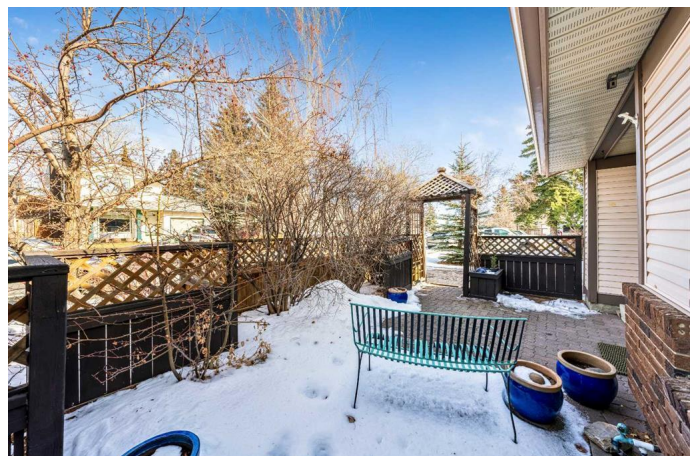
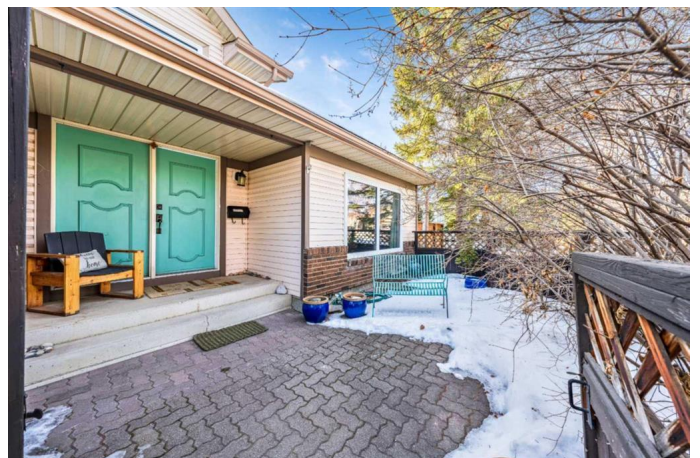
\$627,000

3 Bedroom, 4.00 Bathroom, 1,595 sqft

Residential on 0.09 Acres

Strathcona Park, Calgary, Alberta

Don't miss out on the opportunity to make this immaculate home your own! Situated in the prime location of Strathcona Park on a quiet crescent street just steps away from the park, this 2-storey split home boasts 3 spacious bedrooms and 3.5 bathrooms, offering over 2320 sq. ft. of living space with a 2-tiered deck in the south-facing backyard. Upon entry, you'll be greeted by the abundant natural light and striking 15-foot vaulted ceilings of the foyer. The bright and spacious living room boasts 12-foot vaulted ceilings, bathing the space in gorgeous morning light through large windows overlooking the private front patio. The adjacent dedicated formal dining room is perfect for entertaining, with immaculate hardwood floors extending throughout. The main floor features an open concept layout, seamlessly connecting the living room and dining room. All windows in the home were upgraded to triple-glazed approximately 5 years ago, ensuring optimal energy efficiency and comfort. The recently renovated kitchen is a dream, boasting an open layout, an eating area, and a cozy wood-burning fireplace. The kitchen overlooks the south-facing backyard, offering a spacious connected outdoor area with a 2-tiered deck, gas hook-up, and mature trees, creating a serene oasis during the summer months. The kitchen also features new stainless-steel appliances, including a gas stove with a double oven (one is convection) and a dishwasher and fridge. A powder room and the main floor laundry room are



conveniently located just off to the side of the home, with a side entry providing easy access. Moving upstairs, you'll find 3 generously sized bedrooms, including the primary bedroom with a 4-piece ensuite. The upper bathroom has also been renovated and features a large shower, adding to the home's appeal and comfort. This home is equipped with two 60-gallon water tanks for those who enjoy long showers! The basement features a large recreation room with a gas fireplace and a spacious 4-piece bathroom with an oversized jacuzzi. Additionally, there is a sizable room that can be used as a workout area or office (note: this room is currently used as a guest bedroom and does not meet legal egress requirements). Embrace the outdoors with the nearby Strathcona ravine, green spaces, and walking trails. Notable amenities include top-rated schools, shops, and community conveniences within walking distance, fostering a true sense of community living. Enjoy nearby parks, with an easy commute to downtown, all while residing in a peaceful, well-established community surrounded by endless pathways through the ravine.

Built in 1979

Essential Information

MLS® #	A2114356
Price	\$627,000
Sold Price	\$660,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.09
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	131 Stradwick Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1G7

Amenities

Parking Spaces	2
Parking	Front Drive, Off Street, Parking Pad

Interior

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Double Oven, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Family Room, Gas, Insert, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Many Trees, Street Lighting, Private, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024

Days on Market	3
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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