

\$1,099,000 - 72 Stradbroke Rise Sw, Calgary

MLS® #A2135065

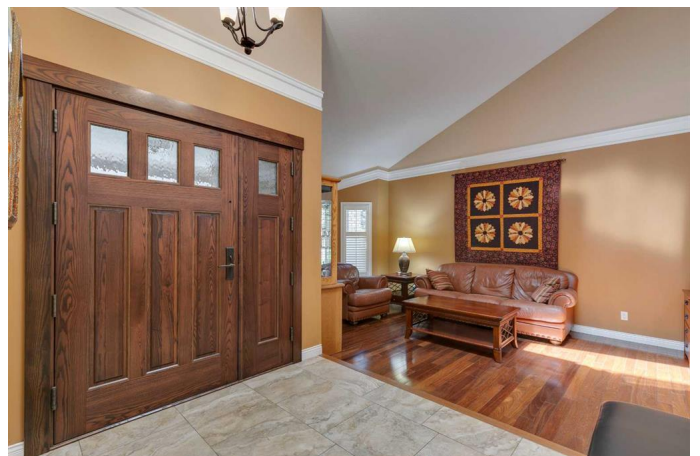
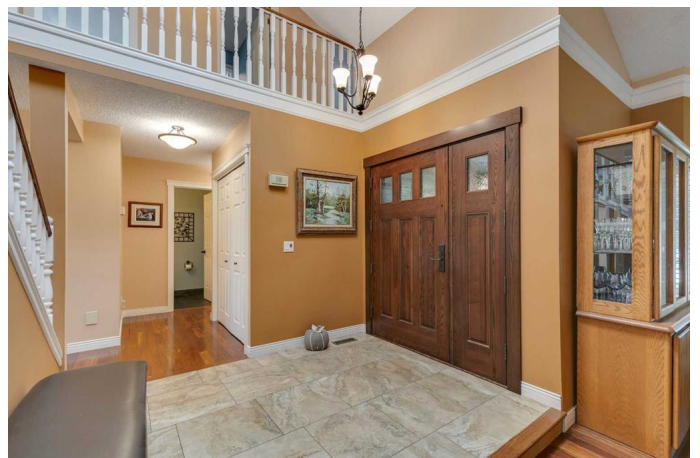
\$1,099,000

5 Bedroom, 4.00 Bathroom, 3,079 sqft

Residential on 0.16 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 2 - 1:00-4:00PM. JUST LISTED IN STRATHCONA! This property is a RARE FIND and one of a kind! FULLY FINISHED 2 STOREY WALKOUT with 5 bedrooms, 4 bathrooms, located on a QUIET CUL-DE-SAC with nearly 4300 SF OF LIVING SPACE. LARGE PRIVATE LOT over 7000 SF. The HEATED TRIPLE ATTACHED GARAGE is large enough to fit any sized truck. Short 5 minute walk through the path to Olympic Heights and John Costello schools, 18 minute walk to Sirocco LRT station, and walkable to Ernest Manning High School as well. This home has an AMAZING FLOOR PLAN. Stunning front entrance with VAULTED CEILING LIVING ROOM and cozy wood burning fireplace. The kitchen with BUILT-IN OVEN & MICROWAVE, GAS STOVETOP, is adjacent to the great room and creates a wide open feel at the back of the home. Good sized kitchen nook and patio doors leads to the upper deck with stairs down to the lower patio level. The formal dining room is conveniently located right off the kitchen for those large gatherings. The main floor has a PRIVATE BEDROOM/OFFICE tucked away near the side of the home. Convert the 1/2 bath to a 3/4 bath with shower and have options galore! Beautiful SPINDLE RAILING STAIRCASE with HARDWOOD TREADS leads to the upper level where you'll find 4 LARGE BEDROOMS all with HARDWOOD FLOORING. NO CARPET IN THIS HOME!



HUGE PRIMARY BEDROOM with VAULTED CEILINGS, gas fireplace, 5 PCE ensuite, WIC, and 3 LARGE KIDS BEDROOMS conveniently located on the other wing of the upper floor with a 5 pce bathroom. The lower WALKOUT level has LARGE WINDOWS, HARDWOOD FLOORING, recreational area with gas fireplace, 5th bedroom, 3 pce bathroom, and an AMAZING SAUNA. LARGE MECHANICAL ROOM FOR STORAGE! So many extras in this home - NEWER TILE ROOF (2010), NEWER GARAGE DOORS, NEWER WATER HEATER, DISHWASHER (2023), NEWER FRONT ENTRANCE DOOR, NEWER PATIO DOOR, HOT TUB, underground sprinklers, landscaped beautifully, the list goes on and on! \$1,099,000. Book your showing today as this property shows beautifully, is priced to sell and will not last long!

Built in 1981

Essential Information

MLS® #	A2135065
Price	\$1,099,000
Sold Price	\$1,155,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,079
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Stradbroke Rise Sw
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Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1T9

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garburator, Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Lawn, Landscaped, Underground Sprinklers, Private
Roof	Clay Tile
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 3rd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

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