

\$974,500 - 8 Strathwood Bay Sw, Calgary

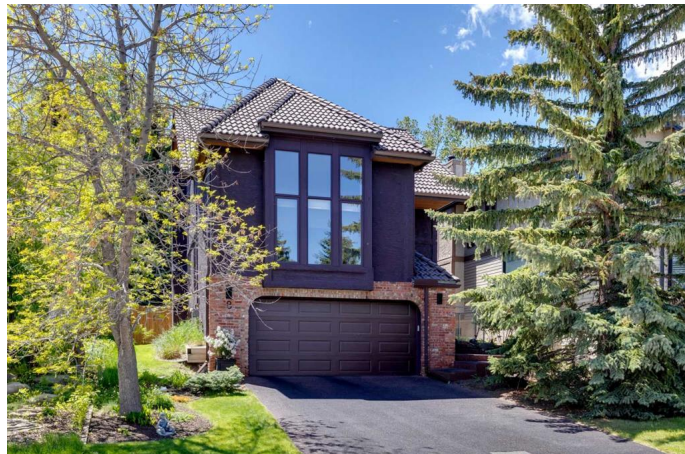
MLS® #A2140070

\$974,500

3 Bedroom, 4.00 Bathroom, 2,227 sqft
Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

First time offered! Custom home in the established neighbourhood of Strathcona Park. Beautifully maintained, this 3 bedroom, 3.5 bath home offers over 2700 sq ft of living space. Featured in this home are high ceilings and large windows throughout, making it bright and airy. Upon entering you are greeted by a large foyer with 2 storey ceilings, tiled floors, 1/2 bath and custom wood work that carries through the home. At the front of the home is a great room with adjoining dining room perfect for entertaining. A second living space with wood burning fireplace and eating area over looks the back yard through large SW facing windows. The kitchen is well appointed with a large island with breakfast bar, recessed lighting, stainless steel appliances including gas stove and new Bosch dishwasher, granite counter tops and loads of storage. An office off the living room separated by French doors and a laundry area complete this level. On the upper floor are 3 bedrooms and a 4 pc bath. The primary suite offers a 5 pc ensuite with heated floors, dual closets and space for a king sized bed. The basement is the perfect area for teenagers with the rec room that has a flex area that can be used as a bedroom and there is a 3 pc bath. The low maintenance backyard has a generous sized brick patio with raised flower beds and room for conversation and dining seating and the upper deck off the kitchen is perfect for grilling. The attached double garage is large enough to add a mud room, perfect for athletes and outdoor



adventurers. Close to all amenities. Across the street from John Costello Catholic School and steps to the SCA Community Association. Enjoy easy access to The Strathcona Park Boardwalk and Westside Rec Centre. Minutes to the 69st Train Station making for quick access to Downtown.

Built in 1985

Essential Information

MLS® #	A2140070
Price	\$974,500
Sold Price	\$935,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8 Strathwood Bay Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Rectangular Lot, Treed
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	July 25th, 2024
Days on Market	44
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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