

\$875,000 - 8 Stradbroke Way Sw, Calgary

MLS® #A2152179

\$875,000

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.14 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE (Saturday Aug 17th 1-3:30pm)

Welcome to 8 Stradbroke Way SW, a beautiful home located in the highly sought-after community of Strathcona Park in Calgary. This stunning property is perfect for families looking for space, comfort, and convenience within close proximity to downtown, schools, parks walking paths and Edworthy Park

. New solar system recently installed worth ~ \$30,000! This system will save you thousands in high monthly electricity bills.

The main floor features a bright and open living room with large windows, allowing natural light to flood the space. A cozy fireplace adds character and charm to the living area. The modern kitchen boasts stainless steel appliances, quartz countertops and ample storage, making it perfect for entertaining and everyday cooking. Adjacent to the kitchen, your oasis awaits with a private deck area with plenty of space for family gatherings or to retreat and relax, the dining area is conveniently located for family meals. Additionally, the main floor includes an office/den, ideal for working from home with privacy and functionality or a fourth bedroom. On the upper level, the luxurious primary bedroom which includes custom built-ins with ample storage and a spa-like ensuite bathroom with a soaking tub, separate shower, and dual sinks. An additional generously sized bedrooms with large closet space, perfect for



children or guests. A full bathroom is conveniently located to serve the spare bedrooms and kitchen area.

The fully finished basement offers a large recreation room, perfect for a home theatre or play area, has a separate side entrance and additional patio space, as well as a 3 bedroom and a full bathroom. The spacious backyard is beautifully landscaped, ideal for outdoor activities and gatherings, with a patio area for barbecues and relaxation. A double attached garage provides plenty of space for vehicles and storage.

This home also includes updated floors, light fixtures, fresh paint and a new rubber roof!

Located in a quiet, family-friendly neighbourhood, it is close to schools, parks, shopping, and transit.

Don't miss out on the opportunity to make this incredible property your new home. Schedule a viewing today and experience the best of Calgary living!

Built in 1986

Essential Information

MLS® #	A2152179
Price	\$875,000
Sold Price	\$854,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,477
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	8 Stradbroke Way Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1S4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Private, Treed
Roof	Rubber
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 29th, 2024
Days on Market	34
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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