



GRASSROOTS
REALTY GROUP

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145 Straddock Terrace SW
Calgary, Alberta

MLS # A2240866



\$1,158,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,875 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Irregular Lot, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

Price reduced!!!! Welcome to this beautifully updated residence with over 4,000 sq ft of living space nestled among mature trees in Strathcona Park . Enjoy the tranquility of a private setting with the convenience of being within walking distance to shops, top-rated schools, parks, playgrounds, transit, and scenic ravine pathways — all just a short drive to downtown and the highway to the mountains. Thoughtfully designed with versatility in mind, this expansive home easily adapts to a range of lifestyles, whether accommodating a large family, live-in nanny, remote work, or frequent guests. With up to 6 bedrooms, the flexible layout also allows for dedicated office space, a bonus room, or a mix tailored to your needs. The main floor boasts soaring 10-foot ceilings and abundant natural light throughout its open-concept living and dining areas. The spacious kitchen is ideal for entertaining, featuring updated appliances, a gas cooktop, double wall ovens, a center island, and an adjacent breakfast nook that flows into a cozy family room complete with custom built-ins and a wood-burning fireplace. Upstairs, you’ll find 4 generously sized bedrooms, including a luxurious primary bedroom with a renovated ensuite, walk-in closet, and a private sitting area. The flex room functions perfectly as a bonus room which can be converted to another bedroom/office The additional bedrooms are complemented by a spacious family bathroom with soaker tub and double sinks. Rich hardwood floors extend through all main living areas and bedrooms. The fully developed walk-up basement legal suite features a large recreation/family room, 2 bedrooms , full bathroom, kitchen/laundry, and a private entrance—additional income potential. Outdoors, enjoy a private, treed backyard oasis with plenty of space for kids to play and a

huge deck for summer evenings. The WiFi-enabled underground sprinklers and smart thermostats add convenience and comfort. Recent updates include: Renovated and legalized basement -2022 All basement appliances 2022 Primary bedroom ensuite-2024 Main floor dishwasher-2024 Plumbing (no Poly-B) Full interior repainting Three high-efficiency furnaces and hot water tank This exceptional home combines space, functionality, and location — a rare opportunity that won't last long!