



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113 Straddock Terrace SW
Calgary, Alberta

MLS # A2248121



\$1,275,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

***Open House Saturday Sept. 6th 11am-2pm *** Welcome to this beautifully renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this home offers a perfect blend of timeless design, modern finishes, and elegant functionality. With FIVE BEDROOMS, THREE AND A HALF BATHROOMS, and 2,954.77 SQUARE FEET of living space, every detail has been thoughtfully curated to deliver comfort, style, and sophistication. The entryway sets the tone with a BRAND-NEW FRONT PORCH crafted from TREATED WOOD and an UPDATED FRONT DOOR, leading you into an airy OPEN-CONCEPT interior. Natural light flows through NEW TRIPLE-PANE WINDOWS, highlighting the ENGINEERED WHITE OAK HARDWOOD FLOORING and the refined finishings throughout. The living areas feature TWO FIREPLACES—one a cozy GAS option on the main level and the other, located upstairs, adaptable for either WOOD or GAS. The KITCHEN is the heart of the home, showcasing QUARTZ COUNTERTOPS, PREMIUM CABINETRY, and BRAND-NEW TOP-OF-THE-LINE FORNO & GAS RANGE and REFRIGERATOR. Also equipped with a UNIQUE FILTERED WATER SYSTEM set up from sink, to fridge and stove spout. The OPEN LAYOUT seamlessly connects to the DINING and FAMILY SPACES, ideal for both everyday living and entertaining. ALL NEW LIGHT FIXTURES enhance the modern aesthetic while creating a warm and inviting ambiance. ALL ROOMS updated with SMART OUTLET upgrades. Upstairs, the PRIMARY SUITE is an exceptional retreat. It includes a PRIVATE BALCONY, a serene SITTING OR VANITY AREA, and a SPACIOUS ENSUITE. The EXPANSIVE WALK-IN CLOSET is designed with remarkable versatility and could even serve

as an ADDITIONAL ROOM if desired. The LOWER LEVEL offers a FULLY FINISHED BASEMENT with a FULL BATHROOM and an abundance of STORAGE off the MEDIA ROOM, including TWO HEATED STORAGE ROOMS in the Crowell space, adding to the home's practicality. This UNIQUE SPLIT-LEVEL DESIGN provides adaptable spaces, including a ROOM off the MAIN LIVING AREA that can function as an OFFICE, TEEN RETREAT, or MULTIPURPOSE SPACE. Step outside and experience the tranquility of a SOUTHWEST-FACING PIE LOT. The BACKYARD is a PRIVATE OASIS framed by CANOPIES OF MATURE TREES, offering sunshine well into the afternoon. With TWO DECKS—one designed for OUTDOOR RELAXATION and another with a HOT TUB—this yard creates endless possibilities for outdoor enjoyment. A lovely CHERRY TREE completes the setting, adding seasonal charm. Additional upgrades include FRESHLY PAINTED STUCCO SIDING, NEW WINDOW COVERINGS, and a RECENTLY INSPECTED ROOF in excellent condition. With over \$200,000 IN RENOVATIONS, this home has been transformed into a STYLISH AND FUNCTIONAL MASTERPIECE, delivering an elegant lifestyle in one of Calgary's most desirable neighborhoods. With its blend of REFINED DESIGN, SPACIOUS LAYOUT, and EXCEPTIONAL OUTDOOR SPACES, this home is ready to welcome its next owners into a life of COMFORT and SOPHISTICATION.