



**GRASSROOTS**  
REALTY GROUP

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**113 Straddock Terrace SW**  
**Calgary, Alberta**

**MLS # A2261614**



**\$1,240,000**

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

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

**Inclusions:** N/A

Welcome to 113 Straddock Terrace SW, an exquisitely renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this five-bedroom, three-and-a-half-bathroom home boasts over 2,000 sq. ft. of thoughtfully designed living space, blending timeless style with modern convenience. From the moment you arrive, the brand-new front porch and updated entry door create a warm first impression, leading into an open-concept interior filled with natural light streaming through new triple-pane windows. The main floor showcases engineered white oak hardwood flooring, refined finishings, and a cozy gas fireplace, while the heart of the home—the kitchen—features quartz countertops, premium cabinetry, and all-new high-end Forno appliances including a “gas range and matching refrigerator. A unique filtered water system is integrated from sink to fridge and stove spout, complemented by new designer lighting and smart outlet upgrades throughout. Upstairs, the primary suite is a true retreat, offering a private balcony, sitting or vanity area, spacious ensuite, and a remarkably versatile walk-in closet that could even function as an additional room, while an upper-level fireplace—adaptable for wood or gas—adds charm and warmth. The fully finished basement extends the living space with a media room, full bathroom, abundant storage, and two heated storage rooms cleverly built into the crawlspace. This unique split-level design also provides a flexible room off the main floor that can serve as an office, teen retreat, or multipurpose area. Outdoor living shines on the southwest-facing pie lot, where mature trees create a private oasis. Two decks offer endless possibilities—one perfect for outdoor relaxation and another featuring a hot tub—while a cherry tree adds seasonal

beauty to the backyard retreat. With over \$200,000 in renovations, freshly painted stucco siding, new window coverings, and a recently inspected roof in excellent condition, this home has been transformed into a stylish and functional masterpiece. Blending refined design, a spacious and adaptable layout, and exceptional outdoor spaces, 113 Straddock Terrace SW delivers a lifestyle of elegance and comfort in one of Calgary's most desirable neighbourhoods.