



**GRASSROOTS**  
REALTY GROUP

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

**132 Straddock Crescent SW  
Calgary, Alberta**

**MLS # A2274116**



**\$819,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Wet Bar, Wood Windows		
<b>Inclusions:</b>	Basement Refrigerator		

This is the one! Impeccably well maintained home in a stellar neighbourhood. Same owners for 30 years. Super clean and well-kept. Huge 50' x 110' lot. Large 4-bedroom house with a large traditional main floor and a big, fully developed basement that includes a wet-bar, a full bath, a rec room plus another room, and ample storage. The property boasts a large, fenced south-facing back yard with a green belt behind and no houses beyond. There are many schools nearby, including public, Catholic, private, and charter. Updated flooring and nice paint. Aluminum-clad windows. Gas line outlet on deck. Plumbing has been modernized, including 2 brand new hot water tanks. 2 high-efficiency furnaces. Big double garage. Great neighbours. Shopping (including groceries) within a short walking distance. Strathcona has many, many green spaces including parks, playgrounds, recreational trails, and a ravine "park" area throughout the neighbourhood.