



**16 Stratton Place SW  
Calgary, Alberta**

**MLS # A2291243**



**\$1,650,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,123 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Safe in Storage Room Cabinetry, Built-in Bed in Primary Bedroom, Built-in Bed in Second Bedroom, In-Ceiling Speakers & Amp

OPEN HOUSE Sunday March 8th 1pm to 4pm 16 Stratton Place SW Phenomenal property surrounded by nature, siding and backing on to the forest of the expansive Ravine! Breathtaking views of mature trees and landscape, this is your tranquil sanctuary right out your door. Huge 12,176 sq ft lot, an incredible property! Located on a quiet culdesac, this beautiful home has 3122 sq ft up, a total of 4600 sq ft of developed living space. Updated two storey with a walkout basement, boasts a total of 6 bedrooms & 4.5 baths. This is the perfect family home! Impressive curb appeal with the curved driveway, acrylic stucco & stone exterior. Contemporary modern design with tile flooring throughout the upper two floors & gorgeous wood doors. The formal living room has in-floor heat & features a gas fireplace. Tons of big triple pane windows, lots of natural light, bring the outdoors in and allow you to enjoy the view from almost every room. The formal dining area is open to the living room and has a pass through to the kitchen with granite countertops, island with seating for three, stainless steel appliances including a Sub-Zero fridge and Thermador gas stove. Garden door off the dining nook to the main floor deck for added outdoor living space and summer dinners outside. The family room is open to the kitchen & has custom built-in cabinetry. The Office or main floor bedroom has a built-in desk and cabinetry. Powder room & laundry room complete the main floor. Up the modern glass handrail staircase to the upper floor where you will find a large primary suite that has a custom built-in king bedroom set, a large walk-in closet with custom cabinetry, your own private Balcony to sit and enjoy the stunning view & ensuite bath. The 2nd bedroom has a custom built-in queen bedroom set and has a cheater door to the main bathroom that it shares with the 3rd bedroom. The 4th upper floor

bedroom with peaked ceilings gives the space character & has its own 3pc ensuite bath. It is a giant flex space that could be used as a bonus room or playroom alike. The walkout lower level has windows across the back facing out to the incredible yard. Huge recreation area gives you flexibility for media, pool table or gym area. The 6th bedroom with another full bathroom ensuite completes the lower level. Two Storage rooms. Extensively renovated down to the studs in 2006 with other more current updates such as two HE furnaces 2021 & a new 75-gallon hot water heater 2026. The backyard is your private oasis with professional landscaping, garden boxes & underground sprinkler system. Picturesque, quiet, serene, you feel like you are in the country while only a 10-minute drive to downtown. Beautiful natural park out your door, just steps to walking & bike paths, off-leash parks, playgrounds & top-rated schools. Close to tons of amenities, fantastic restaurants, Westside Rec Centre, Edworthy Park, the Bow River & more. Simply a beautiful home with a stunning yard surrounded by nature on the ravine! View the 3D tour.