



**8 Strathwood Bay SW
Calgary, Alberta**

MLS # A2140070



\$974,500

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	1985 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s)		
Inclusions:	N/A		

First time offered! Custom home in the established neighbourhood of Strathcona Park. Beautifully maintained, this 3 bedroom, 3.5 bath home offers over 2700 sq ft of living space. Featured in this home are high ceilings and large windows throughout, making it bright and airy. Upon entering you are greeted by a large foyer with 2 storey ceilings, tiled floors, 1/2 bath and custom wood work that carries through the home. At the front of the home is a great room with adjoining dining room perfect for entertaining. A second living space with wood burning fireplace and eating area over looks the back yard through large SW facing windows. The kitchen is well appointed with a large island with breakfast bar, recessed lighting, stainless steel appliances including gas stove and new Bosch dishwasher, granite counter tops and loads of storage. An office off the living room separated by French doors and a laundry area complete this level. On the upper floor are 3 bedrooms and a 4 pc bath. The primary suite offers a 5 pc ensuite with heated floors, dual closets and space for a king sized bed. The basement is the perfect area for teenagers with the rec room that has a flex area that can be used as a bedroom and there is a 3 pc bath. The low maintenance backyard has a generous sized brick patio with raised flower beds and room for conversation and dining seating and the upper deck off the kitchen is perfect for grilling. The attached double garage is large enough to add a mud room, perfect for athletes and outdoor adventurers. Close to all amenities. Across the street from John Costello Catholic School and steps to the SCA Community Association. Enjoy easy access to The Strathcona Park Boardwalk and Westside Rec Centre. Minutes to the 69st Train Station making for quick access to Downtown.