



**8 Stradbroke Way SW
Calgary, Alberta**

MLS # A2152179



\$875,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,477 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Solar System		

Welcome to 8 Stradbroke Way SW, a beautiful home located in the highly sought-after community of Strathcona Park in Calgary. This stunning property is perfect for families looking for space, comfort, and convenience within close proximity to downtown, schools, parks walking paths and Edworthy Park . New solar system recently installed worth ~ \$30,000! This system will save you thousands in high monthly electricity bills. The main floor features a bright and open living room with large windows, allowing natural light to flood the space. A cozy fireplace adds character and charm to the living area. The modern kitchen boasts stainless steel appliances, quartz countertops and ample storage, making it perfect for entertaining and everyday cooking. Adjacent to the kitchen, your oasis awaits with a private deck area with plenty of space for family gatherings or to retreat and relax, the dining area is conveniently located for family meals. Additionally, the main floor includes an office/den, ideal for working from home with privacy and functionality or a fourth bedroom. On the upper level, the luxurious primary bedroom which includes custom built-ins with ample storage and a spa-like ensuite bathroom with a soaking tub, separate shower, and dual sinks. An additional generously sized bedrooms with large closet space, perfect for children or guests. A full bathroom is conveniently located to serve the spare bedrooms and kitchen area. The fully finished basement offers a large recreation room, perfect for a home theatre or play area, has a separate side entrance and additional patio space, as well as a 3 bedroom and a full bathroom. The spacious backyard is beautifully landscaped, ideal for outdoor activities and gatherings, with a patio area for barbecues and relaxation. A double attached garage provides plenty of space for vehicles and storage. This home also includes updated

floors, light fixtures, fresh paint and a new rubber roof! Located in a quiet, family-friendly neighbourhood, it is close to schools, parks, shopping, and transit. Don't miss out on the opportunity to make this incredible property your new home. Schedule a viewing today and experience the best of Calgary living!