

**85 Stradwick Rise SW**  
**Calgary, Alberta**

**MLS # A2222977**



**\$850,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot, Street Lighting, Views		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** None

OPEN HOUSE Saturday 24th 1-4pm and Sunday 25th 1-3 pm. Nestled on a quiet street in the heart of Strathcona Park, this charming 4 bedroom, 3 bathroom home offers the perfect blend of comfort, style, and location. Freshly painted throughout, the interior exudes a bright, clean, and modern feel that's move-in ready for its next owners. Step inside to discover a spacious main floor featuring a warm and inviting living room with large windows that fill the space with natural light. The kitchen offers extensive cabinetry and counter space, perfect for both everyday living and entertaining, newly refreshed for a beautifully updated look. The adjacent dining area has vaulted ceiling and is surrounded by picture windows, making it an ideal spot for family meals or special occasions. A main floor office/den is great for working from home and sunny solarium overlooks the huge deck and yard. Main floor laundry and 3 piece bathroom with Steam shower are added convenience beside access to the attached double garage. Upstairs, you'll find a generous primary bedroom with ample closet space, balcony and ensuite, along with two additional bedrooms and a full bathroom—perfect for a growing family or guests. The basement provides a good sized 4th bedroom with walk in closet, additional versatile space awaiting your vision, ideal for a media room, rec room, or gym plus huge storage/cold room. Outside the low maintenance yard allows more time to relax on the spacious deck offering wonderful views out over the City. Newly painted, updated carpets, furnace new in 2020, Tankless on demand hot water heater in 2018, roof in 2015, filtered water system to kitchen in 2024. Located just minutes from excellent schools, parks, shopping, and easy access to downtown, this home truly has it all. Whether you're a first-time buyer, downsizing, or looking to

invest in a mature, well-established neighbourhood&mdash;85 Stradwick Rise SW is a must-see.