

169 Straddock Terrace SW
Calgary, Alberta

MLS # A2235247



\$824,900

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|------------------|---|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 2,311 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, No Ne | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: None

Step into this beautifully designed 4-level split home offering 4 spacious bedrooms, 3 full bathrooms, and over 2,300 sq. ft. of well-planned living space. Nestled on a quiet lot with a sunny south-facing backyard and no rear neighbors, this property promises both privacy and tranquility. Soaring vaulted ceilings and expansive windows flood the home with natural light, creating an airy and inviting atmosphere. Maple hardwood floors grace nearly the entire main and upper levels, adding warmth and timeless elegance. The refreshed kitchen—with its modern tones and open sightlines—flows seamlessly onto a generous deck, perfect for morning coffee or evening gatherings. Enjoy cozy nights by one of two gas fireplaces, located in both the main living room and the family room just off the kitchen. Upstairs, you'll find most of the bedrooms along with a conveniently located laundry room that simplifies daily routines. Downstairs, the undeveloped basement offers a blank canvas—ready for your personal vision. And with room in the budget at this price point, there's plenty of opportunity to update and customize throughout. Don't miss your chance to own this bright, welcoming home. Schedule your private tour today!