

84 Stradbroke Rise SW
Calgary, Alberta

MLS # A2166656



\$699,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Lawn, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

JUST LISTED in STRATHCONA! Want to live in an amazing community, on a QUIET STREET LOCATION, walking distance to many great schools, the LRT, numerous amenities, on a NEARLY 7000 SF LOT, then this is it! LOOK PAST THE CLUTTER. Huge potential in this fully finished 2 storey home. VAULTED LIVING ROOM CEILINGS, HUGE WINDOWS, HARDWOOD FLOORING. Good sized formal dining room, family room with patio doors leading to maintenance free deck and backyard. Kitchen with BUILT-IN DOUBLE OVENS, stainless steel appliances, ceiling height oak cabinetry, and pantry. Wood SPINDLE RAILING leads to the upper floor with 3 LARGE BEDROOMS, including the king sized primary with ensuite, HIS & HERS WALK-IN CLOSETS, & patio doors to upper deck. The lower level has a large recreation area with WET BAR including built-ins, 4th and 5th bedrooms, and 4 PCE bathroom! The DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks. So many extras in this home - HUGE FRONT DRIVEWAY to park numerous vehicles, 2 HIGH EFFICIENT FURNACES (2021), 2 CENTRAL AIR CONDITIONING UNITS (2021), NEWER WINDOWS (past 5 years), 2 water heaters, 3 wood burning fireplaces, flat finished ceilings, garage man door, water softener, landscaped beautifully, the list goes on and on! \$699,900. This property is priced to sell and will not last long!