



Calgary-C-Strathcona Park
76 STRATHRIDGE Close SW

LP \$ 789,000
MLS #: C3550249

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	1998
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2497.25	Total Sq M:	232.0

This gorgeous family home with over 3600 sqft of living quarters is ideal for an active family. With 4 bedrooms, 3.5 bathrooms, large bonus room and a fully finished walkout basement. The main floor boasts an open floor plan with large kitchen & family room and a separate formal dining room perfect for entertaining. The kitchen features a large island with eating bar, granite counter tops, stainless steel appliances & adjacent to the family room featuring a 3 sided fireplace. The upper level boasts 3 spacious bedrooms two of which share a Jack & Jill bathroom, the master suite with a views of downtown includes a spa ensuite and a walk-in closet. The upper level also includes a large bonus room area with vaulted ceilings that can be an office or family room. The lower level boast a large recreation area great for entertaining and opens onto the large open deck, as well as a guest room and a full bathroom complete with a steam shower. Nicely located close to schools, shopping & public transit.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	0	2	0	Occupancy: Seller		Main:	107.9	1161.44	
Enst Baths:		0	0	0	1	0			Uppr:	124.1	1335.81	
Addl Rms:	Finish Levels: 3						Garage Dim:	20x24		AbGd:	232.0	2497.25
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca		Lowr:	111.3	1198.03
Fireplace:	Three Sided, Corner						Middle Schl:	www.cbe.ab.ca		BIGd:	111.3	1198.03
Parking:	Double Garage Attached						High Schl:	www.cbe.ab.ca		Total A.G:	232.0	2,497.25

Living Room:		Master Bdrm:	6.5x4.2	U	Breakfast No2.7x1.8	M
Dining Room:	4.5x3.3	Bedrm 2:	4.5x3.5	U	Game Room 4.7x3.9	L
Kitchen:	5.09x3.85	Bedrm 3:	4.0x3.8	U	Laundry Roo2.5x1.2	M
Family Room:	6.7x5.3	Bedrm 4:	5.6x3.7	L		
Den:		Recreation Room	9.3x5.9	L		
Bonus Room:	5.2x6.3			U		

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Public Transportation	Features:	Closet Organizers, Deck, Detectors Smoke, Hot Tub, No Smoking Home
Goods Incl:	Refrigerator, Dishwasher-Built-In, Hood Fan, Garburator, Oven-Microwave, Oven-Built-In, Garage Opener-1 Control, Stove-Countertop Gas, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure:W

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	470.0	Lot Dimen:	
Frontage:	13.4	Lot Shape:	Rectangular
Depth:	35.0	Zoning:	R-1
Conform:		Front Expos:	W
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,322 - 2012	Local Improve	