

Detached 168 STRATHRIDGE PL SW

Active

List Price: **\$629,000**



Detached
 Area: **Calgary**
 Community: **Strathcona Park 051**
 Type: **Detached**
 Style: **2 Storey**
 Legal Plan: **9813133** Blk: **3**
 Linc #: **0027699875**
 List Date: **07/21/2015**

MLS@#: **C4022188**
 Postal Code: **T3H 4J1**
 Zone: **Zone C**
 Year Built: **1999**
 Condo Type: **Not a Condo**
 Lot: **58**
 DOM: **2**

Title to Land: **Fee Simple**
 Ownership: **Private**
 Exclusion: **No** SRR: **No** Disc: Conform:
 Restrictions: **Restrictive Covenant-Building Design/Size, Utility Right Of Way**
 Possession: **/NEG**

Welcome to this luxurious custom built home located on a quiet cul-de-sac in the desirable community of Strathcona Park. Almost 3000 sqft of developed space with an open floor plan on the main floor which includes a beautiful formal dining room, sunken living room with a romantic gas fireplace & a large main floor laundry room. The gourmet kitchen features a gas stove, breakfast bar, large pantry and plenty of sunlight from the large windows. Upstairs you will find 4 bedrooms including the private master suite that has a unique 5 pc ensuite and walk in closet. The professionally developed basement has a large office and the 5th bedroom. Extras include low maintenance professional landscaped yard with underground sprinklers, water softer, new carpet throughout and much more.

						Rooms				
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	0	1	0	Main:	101.36	1,091	Finish Lvl: 3
EnSt Bth:		0	0	0	1	0	Upper:	112.60	1,212	
Bdrms Abv:	4		5				Above Grade:	112.60	1,212	
Rms Abv:	8		2/1				Lower:	64.10	690	
							Below Grade:	64.10	690	
							Total A.G.	213.96	2,303	
Room Type	Dimensions/M	Dimensions/Ft	Level							
Kitchen	4.39 x 2.69	14'5"X8'10"	Main	Room Type	Dimensions/M	Dimensions/Ft	Level			
Dining Rm	3.89 x 3.17	12'9"X10'5"	Main	Bkfst Nook	3.48 x 2.29	11'5"X7'6"	Main			
Mstr Bed	3.99 x 3.38	13'1"X11'1"	Upper	Living Rm	5.38 x 4.29	17'8"X14'1"	Main			
Bedroom	3.99 x 3.48	13'1"X11'5"	Upper	Bedroom	4.19 x 2.69	13'9"X8'10"	Upper			
Bedroom	4.19 x 3.78	13'9"X12'5"	Lower	Bedroom	3.78 x 2.69	12'5"X8'10"	Upper			
Great Rm	5.79 x 3.78	19'0"X12'5"	Lower	Office	3.78 x 3.68	12'5"X12'1"	Lower			

Property Information

Heating: **Forced Air-1**
 Heating Fuel: **Natural Gas**
 Construction: **Wood Frame**
 Basement: **Full**
 Exterior: **Cedar, Stone, Stucco**
 Features: **Ceiling 9 ft., Deck, Porch, Sprinkler System-Underground, Wall Unit-Built-In, Windows - Vinyl**
 Site Influences: **Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby**
 Goods Included: **Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Garage: **Yes**
 Garage SqFt:
 Parking: **4/Double Garage Attached**
 Road Access:
 Front Exposure: **South**
 # Parcels:
 Acres Wtr Rghts:
 HOA: **No**

Roof Type: **Asphalt Shingles**
 Heat Fuel Desc:
 Foundation: **Concrete**
 Bsmt Dev: **Fully Finished**

Lot Shape: **Rectangular**
 TTL: **436.00 m2**
 Frntg X Depth: **12.8**
 Enclosed Prk: **2 Garage:22'0"X23'10"**
 Land Use: **R-1**
 Tax Amt/Yr: **\$3,668/2015**
 LI: **0**

Total Acres: **0.00**

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED