

Detached 34 STRATHRIDGE GV SW

Active

List Price: **\$1,148,000**



Detached

Area: **Calgary**
 Community: **Strathcona Park 051**
 Type: **Detached**
 Style: **2 Storey**
 Legal Plan: **9912427** Blk: **6**
 Linc #: **0028058452**
 List Date: **06/24/2015**

MLS@#: **C4018061**
 Postal Code: **T3H 4M1**
 Zone: **Zone C**
 Year Built: **2001**
 Condo Type: **Not a Condo**
 Lot: **40**
 DOM: **0**

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**

Phenomenal location backing onto the ravine with magnificent mountain views. This fully developed executive family home boasts over 4100 sqft of luxury living space featuring a grand entry with vaulted ceilings and a dramatic staircase. The bright open floor plan showcases beautiful tile and hardwood throughout, office with French doors, family room, gourmet kitchen and a formal dining room. An exquisite master suite with gas fireplace, a 5 pc ensuite with a large walk in closet, and two additional spacious bedrooms complete the upper level. The walk-out lower level offers a large rec. room with bar, exercise room, den and fourth bedroom and leads out to a private fully landscaped back yard to relax and enjoy your evenings with the beautiful views.

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Rooms			
Baths:	0	1	0	2	0	0	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	Finish Lvl: 3
EnSt Bth:		0	0	0	1	0	Main:	143.72	1,547	
Bdrms Abv:	3	Beeds:	4				Upper:	121.70	1,310	
Rms Abv:	7	F/B Baths:	3/1				Above Grade:	121.70	1,310	
							Lower:	115.57	1,244	
							Below Grade:	115.57	1,244	
							Total A.G.	265.42	2,857	

Room Type	Dimensions/M	Dimensions/Ft	Level	Room Type	Dimensions/M	Dimensions/Ft	Level
Kitchen	3.81 x 1.78	12'6"X5'10"	Main	Bkfst Nook	4.27 x 3.3	14'0"X10'10"	Main
Dining Rm	3.2 x 5.59	10'6"X18'4"	Main	Great Rm	5.54 x 5.64	18'2"X18'6"	Main
Mstr Bed	6.53 x 4.62	21'5"X15'2"	Upper	Bedroom	3.35 x 4.22	11'0"X13'10"	Upper
Bedroom	3.35 x 4.22	11'0"X13'10"	Upper	Bedroom	3.86 x 3.51	12'8"X11'6"	Lower
Den	3.05 x 5.64	10'0"X18'6"	Lower	Rec Rm	9.65 x 7.47	31'8"X24'6"	Lower

Property Information

Fin FP/Rgh-In: 2	Fireplace:	FP Fuel: Gas Only
Heating: Forced Air-1		Roof Type: Asphalt Shingles
Heating Fuel: Natural Gas		Heat Fuel Desc:
Construction: Wood Frame		Foundation: Concrete
Basement: Full,Walkout		Bsmt Dev: Fully Finished
Exterior: Stone,Stucco,Wood		
Features: Balcony,Deck,Patio		
Site Influences: Backs Onto Park/Trees,Fenced,Park/Reserve,Shopping Nearby,View Mountain		
Goods Included: Dishwasher-Built-In,Garage Opener,Hood Fan,Refrigerator,Stove-Gas,Window Coverings-All		
Flooring: Carpet,Ceramic Tile,Hardwood		Lot Shape: Rectangular
Garage: Yes		TTL: 617.00 m2
Garage SqFt: 584		Frntg X Depth: 17.14x36.7
Parking: 4/Double Garage Attached		Enclosed Prk: 2
Road Access:		Land Use: R-1
Front Exposure: North		Tax Amt/Yr: \$7,689/2014
Acres Wtr Rghts:	Total Acres: 0.15	
HOA: No		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED