



Calgary-C-Strathcona Park
48 STRATHRIDGE Gardens SW

LP \$ 659,800
MLS #: C3582106

Status: Active **Type:** Residential Detached Single Family
DOM: 0 **Style:** Bungalow
Rms Abv Gd: 5 **Year Built:** 1998
Bedrms: Above: 2/Ttl: 3 **Basement:** Full
Full/Half Baths: 3 **Bsmnt Dev:** Fully Finished
Tot Flr SqFt: 1689.95 **Total Sq M:** 157.0

Estate Sale Fri Aug 23 Welcome to this unique bungalow located in the highly sought after community of Strathcona. Featuring 2490 sqft of living quarters, 3 bedrooms, 3 bathrooms and main floor laundry. The main floor boasts a large master suite with bay window, walk-in closet, and 5 piece Ensuite along with a second bedroom with Ensuite, laundry room, gas fireplace, and ample windows for plenty of natural light. The kitchen features granite countertops, solid oak cabinetry and a brand new dishwasher and trash compactor. You'll love the bright and open concept of this kitchen, overlooking the dining and living room areas leading to your large deck and private backyard. The lower level is fully developed and comes complete with a large guest bedroom, full bath, gas fireplace, tile with in-slab heating, and a wet bar perfect for entertaining your guests. This unique opportunity on the West side is ready for your touch. Amenities nearby include schools, shopping, paths, and transit just minutes away.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Immediate	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	0	1	0	0	Occupancy: Vacant	Main:	157.0	1689.95
Enst Baths:	0	0	0	1	1	0		Uppr:		
Add Rms:	Finish Levels: 2						Garage Dim: 6.2x6.79	AbGd:	157.0	1689.95
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:	75.3	810.74
Fireplace:	Mantle						Middle Schl:	BIGd:	75.3	810.74
Parking:	Double Garage Attached						High Schl:	Total A.G:	157.0	1,689.95
Living Room:	5.60x4.39		M		Master Bdrm:		4.02x3.36	M		
Dining Room:	3.42x3.76		M		Bedrm 2:		4.09x3.33	M		
Kitchen:	3.76x3.83		M		Bedrm 3:		3.25x4.79	B		
Family Room:							Bedrm 4:			
Den:							Recreation Room	7.71x6.52	B	
Bonus Room:										
Flooring:	Hardwood, Non-Ceramic Tile, Carpet						Foundation:	Concrete Slab		
Construct:	Wood Frame						Heat Type:	Forced Air-1, In Floor Heat System		
Roof:	Cedar Shakes						Heat Fuel:	Natural Gas		
Exterior:	Brick, Stucco						Remodel:			
Site Influen:	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation, Flat Site,						Features:	Ceiling 9 ft., Deck, Detectors Smoke, Carbon Monoxide Detectors, Porch, Wet Bar, Wall Unit-Built-In		
Goods Incl:	Alarm/Security System, Refrigerator, Oven-Microwave, Oven-Built-In, Garage Control, Dishwasher-Built-In, Stove-Countertop Electric, Hood Fan						Amenities:	Appliances Included, Fenced, Fireplaces		
Warranty:	None						Restrict:	EASE, UTILR		
Front Exposure:	S						Goods Excl:			
Prop Class:	Single Family						Condo/HOA:	Condo:	HOA:	
Condo Name:							Condo/HOA Incl:			
Prk Encl/TTL:	2/4									
Reg Size:										
Total Lot M2:	525.0						Lot Dimen:			
Frontage:	15.7						Lot Shape:	Rectangular		
Depth:	35.0						Zoning:	R-1		
Conform:							Front Expos:	S		
Mortgage:	\$0						Cash Down:			
Payments:							Due:			
Rate:							Lender:			
Taxes:	\$ 3,546 - 2013						Local Improver			

08/20/13

10:41 AM

-- INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. --

RES Client Detail View