

**7 Stradwick Place SW  
Calgary, Alberta**

**MLS # A2177592**



**\$565,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Soaking Tub, Storage		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Endless potential in this incredibly priced home in the prestigious community of Strathcona Park. Ideally located on a quiet cul-de-sac with direct access to the extensive walking trail system that winds around this picturesque neighbourhood. Classic brick and wood exterior leads to an oversized double attached garage with extra parking for 2 more on the driveway. Inside over 1,800 sq. ft., provides ample space for any busy family. The soaring open to above living room encourages relaxation in front of the grand floor-to-ceiling wood encased fireplace creating an elevated chalet atmosphere. Easily entertain in the huge dining room with patio sliders to the front balcony and a cutout into the kitchen to stay connected. The kitchen is well laid out with a window above the sink and a separate breakfast nook to gather casually. And there is still another large space for a family room or den with oversized glass sliders framing backyard and mature tree views. Ascend the open riser staircase to the upper level. Open to below the massive primary bedroom is an airy retreat with dual closets and its own private 4-piece ensuite. 2 additional bedrooms and another 4-piece bathroom are also on this level. The grassy backyard is nestled amongst mature trees for a private outdoor oasis. Outstandingly located within walking distance to Olympic Heights School and John Costello School as well as countless parks, the beautiful ravine and the community centre with events and activities for the whole family. Just a 10 minute commute to downtown and mere minutes to West Side Rec Centre, West Hills shopping district, West 85th, Aspen Landing and Winsport. Truly an exceptional location for this wonderful home that is ready for you to customize and make your own.