

113 Straddock Terrace, SW



Strathcona Park



This sunny, sunken living room features rich hardwood floors and has plenty of space for guests to sit comfortably and chat over a cup of tea, or a glass of wine!



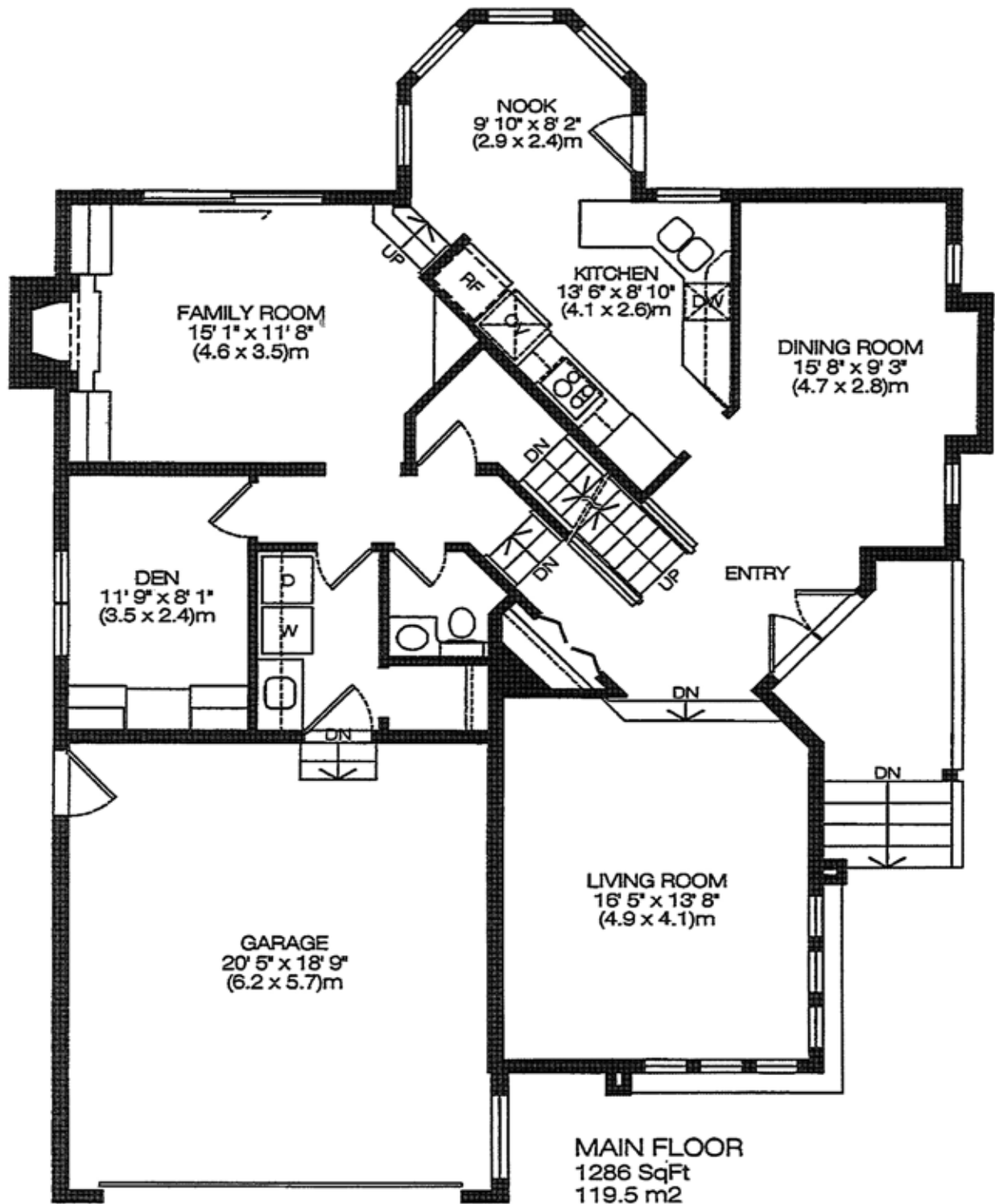
A beautiful light fixture takes center stage in this formal dining room with hardwood floors, 2 West windows and a thoughtful hutch niche.



Overlooking the South-facing rear yard, this sunny kitchen features plenty of storage space, newer stainless steel appliances and a bright, bayed breakfast nook with direct access to the rear yard.

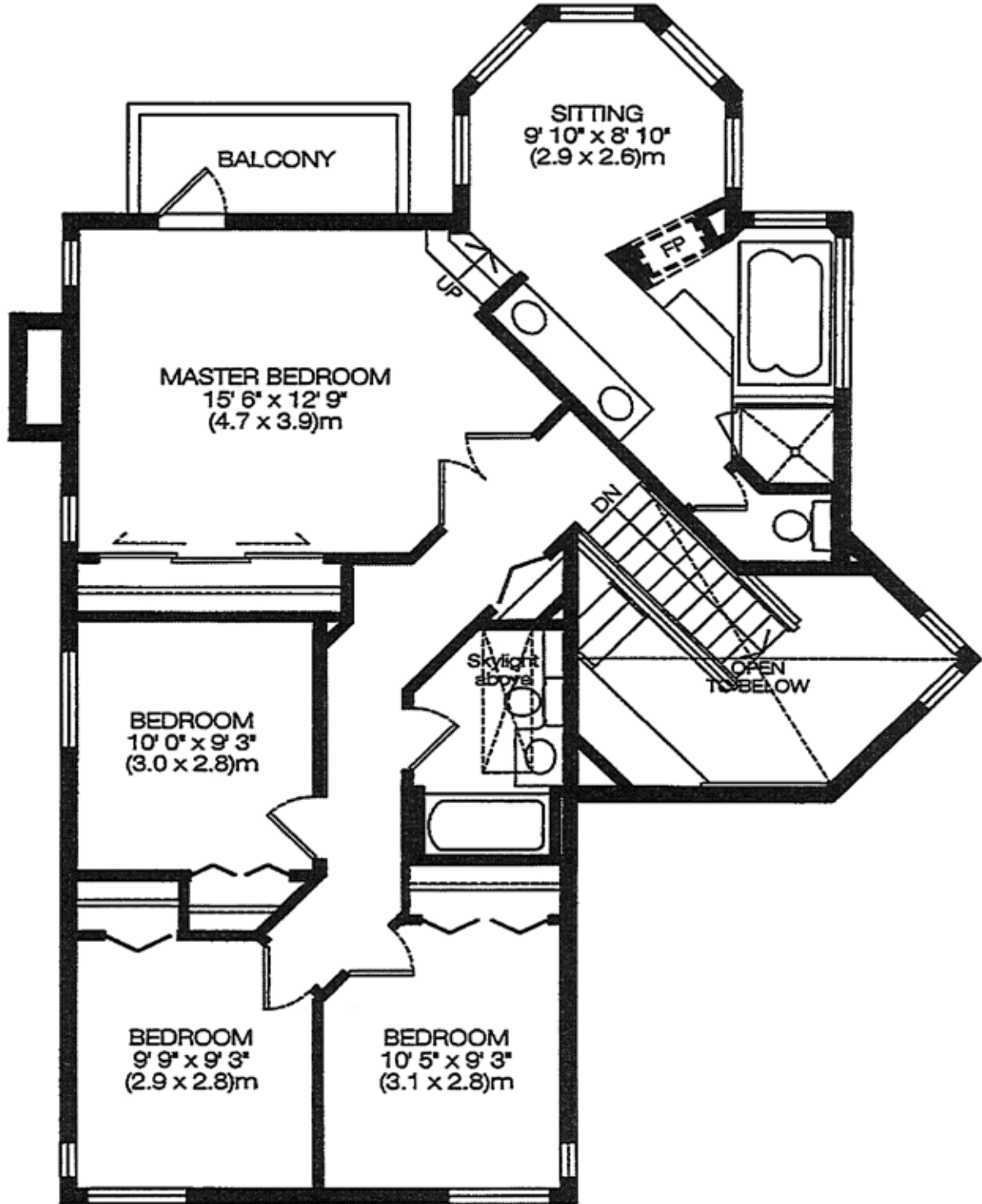


Come home and relax in this romantic master suite with high ceilings, a private South veranda, raised sitting room with gas fireplace and a luxurious jet-tub ensuite.



MAIN FLOOR
1286 SqFt
119.5 m2

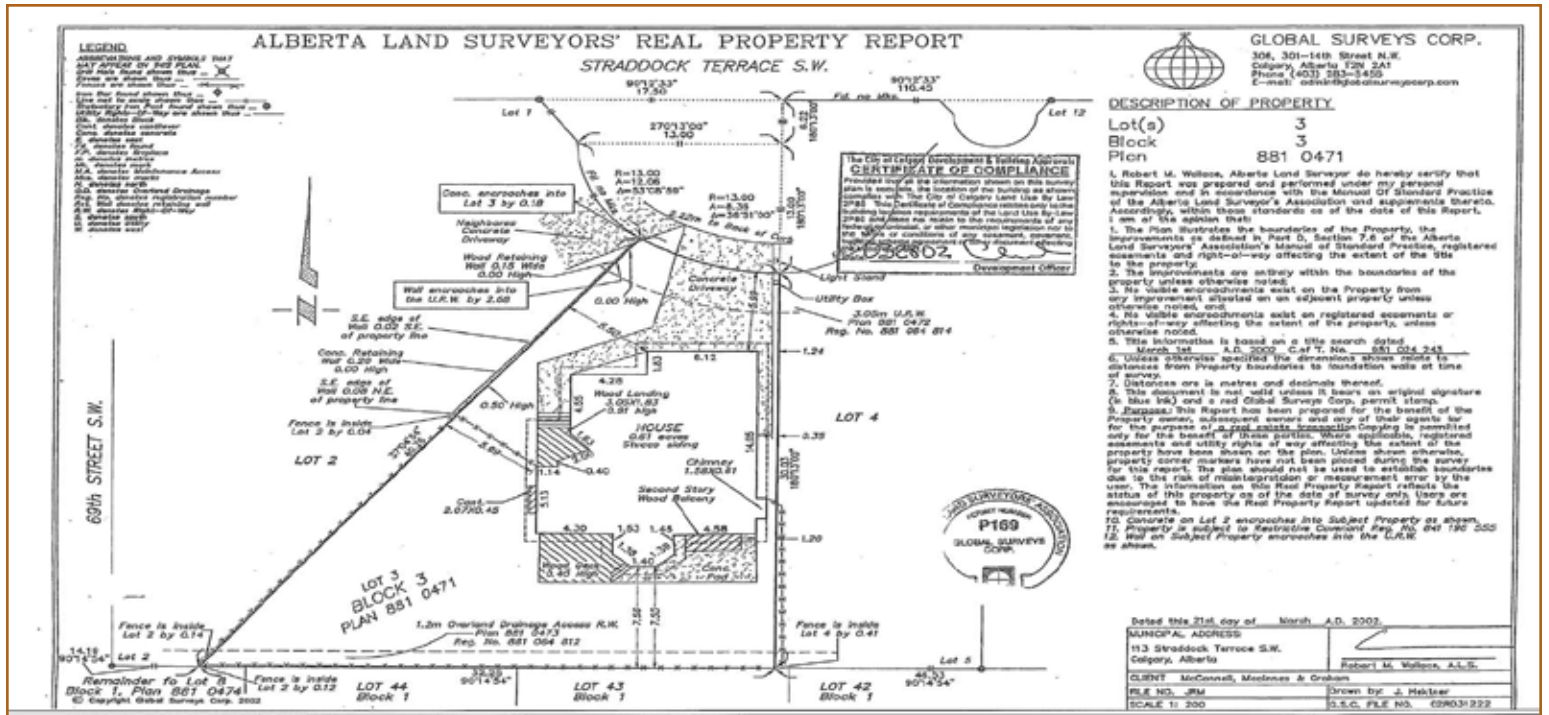
TOTAL FLOOR AREA
(M/F + U/F)
2338 SqFt
217.2 m2



UPPER FLOOR
1052 SqFt
97.7 m2



This stunning South backyard offers plenty of outdoor playspace with mature trees & landscaping. Several decks provide different options for outdoor entertaining, barbecuing and summertime lounging!



District:	C051 - Strathcona Park		
Legal:	Plan 8810471 Block 3 Lot 3	Rooms:	9/4 with Den +1
Zoning:	R-1	Taxes:	\$3320 (2009)
Occupancy:	Seller	Year Built:	1990

Style:	2 Storey-Split	PRICE:	\$599,000
Lot:	28' x 134' (8.4m x 40.7m)	Downpayment:	\$599,000
Size:	2338 SqFt (217.2 m2)	Front Exposure:	North
(Lower):	Developed	Landscaped:	Yes, beautifully
Flooring:	Hardwood, carpet, tile, lino	Fenced:	Yes, wood fence
Heating:	Forced-Air (1)	Exterior:	Stucco
Fireplace:	Yes (2) gas-fuelled	Possession Date:	90 days/negotiable

Main Level:		Upper Level:	
Living Room:	16'5" x 13'8"	Master Bedroom:	15'6" x 12'9"
Dining Room:	15'8" x 9'3"	Bedroom 2:	10'0" x 9'3"
Kitchen:	13'6" x 8'10"	Bedroom 3:	10'5" x 9'3"
Nook:	9'10" x 8'2"	Bedroom 4:	9'9" x 9'3"
Family Room:	15'1" x 11'8"	Bedroom 5:	Basement
Den:	11'9" x 8'1"	Rec Room:	Basement
Bathrooms:	(4) 1 - 2 piece, 2 - 4 piece, 1 - 5 piece ensuite		
Basement:	Full: developed with a 5th bedroom, rec room, bayed study area & full bathroom		
Parking:	Double attached garage with remote door access		

Included in Price:

Stainless steel kitchen appliances to include: GE flat surface countertop range, [integrated] hoodfan, GE built-in self-cleaning convection oven, Frigidaire fridge, Maytag dishwasher and garburator; also included are all window coverings, (1) garage door opener with (2) remotes, alarm system and air-conditioner

Exclusions: washer & dryer

Remarks:

Situated on a large pie-lot in a quiet cul-de-sac in the sought after community of Strathcona, this charming home is ideal for entertaining and perfect for a growing family! Just steps away from a wonderful park, conveniently located within walking distance to shopping and an easy commute to downtown, this home boasts 5 bedrooms and over 2300 SqFt plus a developed basement. Recent updates include a newer roof, furnace, (2) hot water tanks, air-conditioning, updated light package and newer appliances. Double French doors invite all visitors into this delightful home. The unique floorplan is not a cookie-cutter design! The formal rooms fuse with gleaming hardwood floors, elegant French doors and plenty of windows to create a chic and distinctive abode. The main level hosts a spacious sunken living room, an elegant formal dining room, a bright kitchen complete with sun-soaked nook and a cozy family room with gas fireplace. Also located on the main floor are a den (ideal as a home office with a rich, oak desk, built-in), a separate laundry room and a convenient powder room. The upper floor hosts the master suite: a romantic retreat with a private balcony and a raised, bay sitting area and cozy gas fireplace. The fireplace is 2-sided and can be enjoyed while soaking in the jetted-tub of the luxurious master ensuite. 3 additional, amply-scaled bedrooms and a full bath are also upstairs. The full basement has been developed to include a 5th bedroom, full bath, rec room and a bayed study area. Enjoy a park-like atmosphere in the beautifully landscaped backyard, complete with mature trees, a 2-tiered deck and a patio: an ideal space for entertaining outdoors!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

