

145 Straddock Crescent, SW



Strathcona Park



With soaring ceilings, skylights, and large windows overlooking the lush green backyard this kitchen is a bright space for meal preparation and casual dining. The kitchen has been outfitted with granite counters and newer stainless steel appliances including a fabulous Heartland induction countertop range.



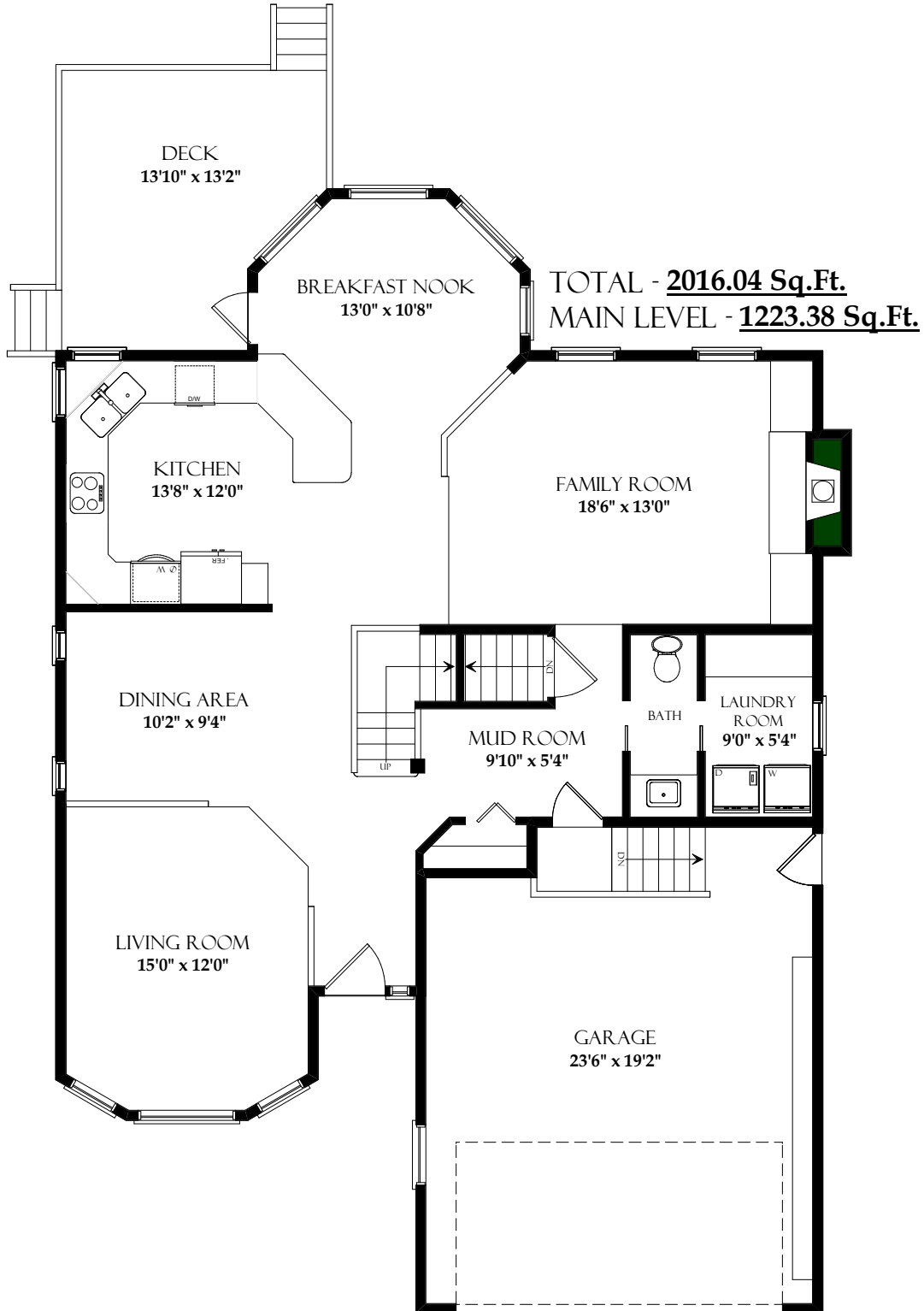
Sit back and enjoy the cozy ambiance of the wood-burning fireplace in this sunken family room, which is handsomely surrounded by thoughtful built-ins, or set your gaze to the mature rear yard and enjoy a good chat with the chef in the adjoining kitchen.

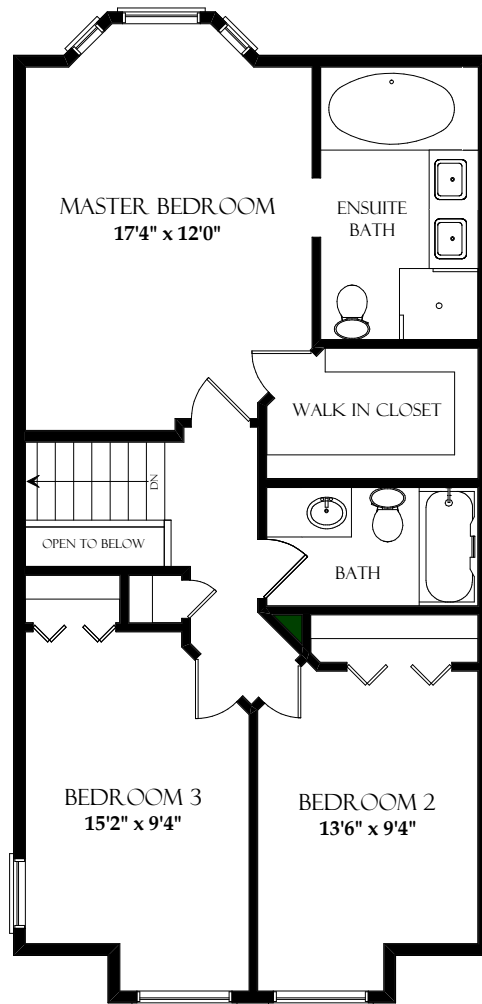


This large master bedroom promises to be your quiet sanctuary after a long day, with a bayed window overlooking the rear yard, a gracious walk-in closet and a bright jet-tub ensuite complete with skylight.



Beautifully developed with casual entertaining in mind, the basement is host to this spacious rec room with corner gas fireplace (complete with remote), an adjoining games area with wet bar and double French doors leading into a bright den/hobby room. Also on this level is a full bath, and a guest bedroom with built-in Murphy bed!





UPPER LEVEL - **792.66 Sq.Ft.**



Sitting on a large corner lot, this private backyard features mature trees, a charming paving stone patio and a large main level deck. Whether you are gardening, playing with the dog, enjoying some outdoor time with the kids or dining al fresco this yard has it all!



District:	C051 - Strathcona Park		
Legal:	Plan 8811540 Block 2 Lot 25	Rooms:	7/3 +1
Zoning:	R-C1	Taxes:	\$3148 (2010)
Occupancy:	Seller	Year Built:	1988

Style:	2 Storey-Split	PRICE:	\$539,000
Lot:	54' x 110' (16.5m x 33.5m)	Downpayment:	\$539,000
Size:	2016 SqFt (187.28 m2)	Front Exposure:	South
(Lower):	847 SqFt (78.71 m2)	Landscaped:	Yes
Flooring:	Carpet, lino	Fenced:	Yes
Heating:	Forced-Air (1)	Exterior:	Vinyl, brick
Fireplace:	Yes (1) gas-fuelled, (1) wood-burning	Possession Date:	30 days/negotiable

Main Level:		Upper Level:	
Living Room:	15'0" x 12'0"	Master Bedroom:	17'4" x 12'0"
Dining Room:	10'2" x 9'4"	Bedroom 2:	13'6" x 9'4"
Kitchen:	13'8" x 12'0"	Bedroom 3:	15'2" x 9'4"
Nook:	13'0" x 10'8"	Rec Room (bsmt):	18'0" x 12'6"
Family Room:	18'6" x 13'0"	Games Area (bsmt):	12'6" x 11'8"
Laundry Room:	9'0" x 5'4"	Wet Bar (bsmt):	6'4" x 6'0"
		Den (bsmt):	11'8" x 7'8"
		Bedroom 4 (bsmt):	12'2" x 10'10"
Bathrooms:	(4) 1 - 2 piece, 2 - 4 piece, 1 - 5 piece ensuite		
Basement:	Full: beautifully developed with rec room, games area with wet bar, den, guest room with Murphy bed and full bath		
Parking:	Double attached garage with remote door access (23'6" x 19'2")		

Included in Price:

Stainless steel kitchen appliances to include: Heartland Induction countertop range, Kenmore hoodfan, built-in Kitchenaid self-cleaning convection oven, Kenmore Elite SxS with ice & water, Kenmore dishwasher; also included vacuum system & all attachments, (1) garage door opener with (2) remotes, play set in backyard, murphy bed
 Exclusions: lower bar fridge, upper level microwave, washer, dryer, lower level TV & bracket, ceiling curtain in girls room

Remarks:

Sitting atop a lovely corner lot in desirable Strathcona Park, this charming 3+1 bedroom home offers nearly 2900 SqFt developed including a beautiful basement. The main floor was designed with entertaining in mind with a sunken living room with South bayed window & vaulted ceiling and an adjoining formal dining room. The renovated kitchen offers chic granite counters and stainless steel appliances including a Heartland Induction range (never gets hot to the touch, and boils water almost instantly!). The bayed breakfast nook is perfect for casual dining and overlooks the rear yard; a French door provides access to a large deck. Curl up and enjoy the wood-burning fireplace in the sunken family room. Also on the main: spacious separate laundry and a convenient powder room. Upstairs, the quiet master bedroom features a bayed window looking onto the backyard and a jet-tub ensuite. Also up: 2 additional bedrooms and a full bath. The basement has been beautifully finished with a large rec room with gas fireplace, games area with wet bar, den/hobby room with French door access, a full bath and guest bedroom with Murphy bed! Combine this with an impressive backyard and you've found yourself the ideal home in which to watch your family grow!

"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

