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SAM

STRATHCONA PARK



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STRATHCONA CLOSE, SW

RE/MAX[®]
HOUSE OF REAL ESTATE

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Gleaming engineered maple hardwood graces the floor of this vaulted living room. Your dinner guests can relax in this inviting space while you put the finishing touches on dinner in the adjacent kitchen.



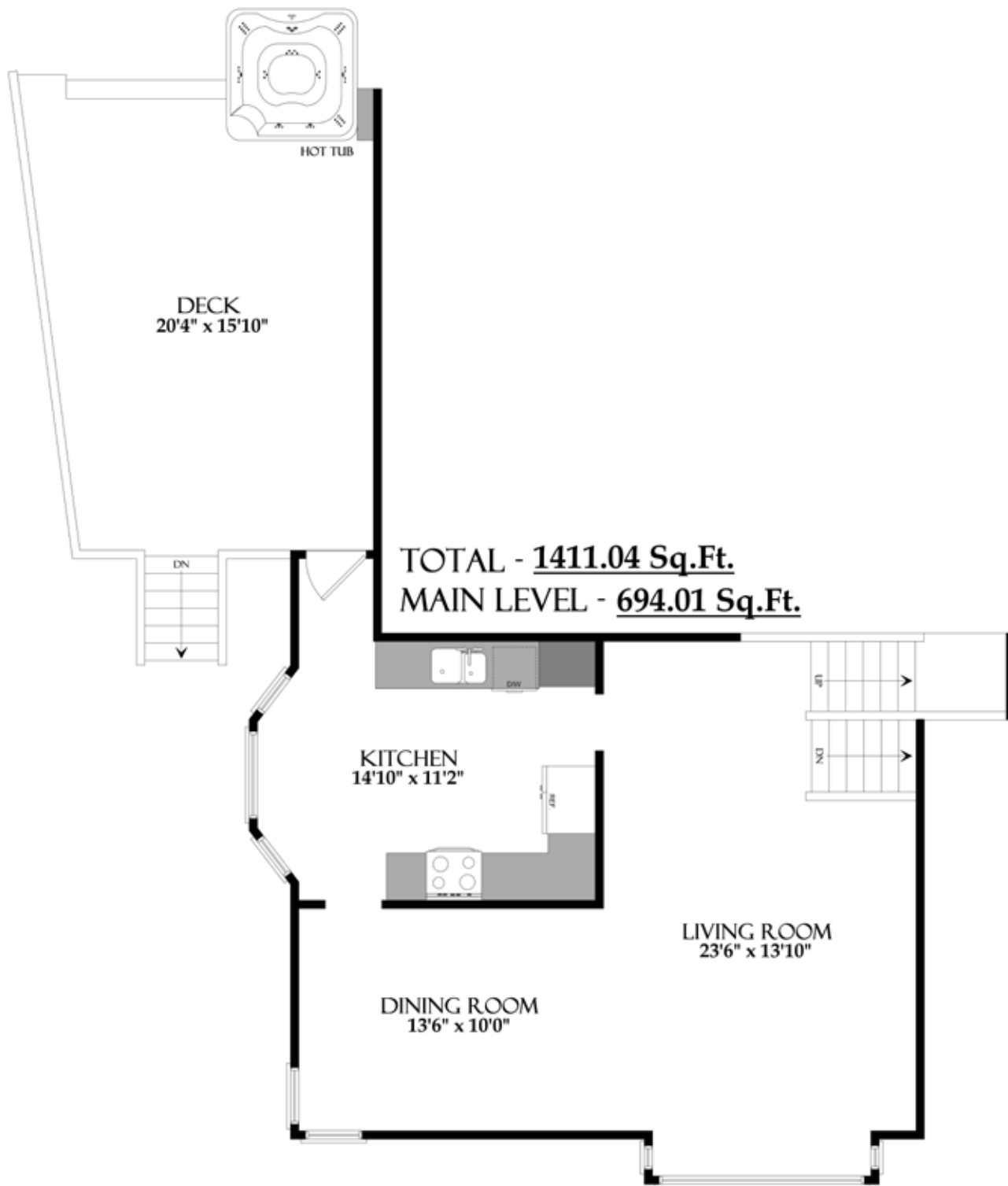
The vaulted dining area has plenty of space to accommodate a full dining furniture set and boasts hardwood flooring, stylish lighting and convenient access to the kitchen.



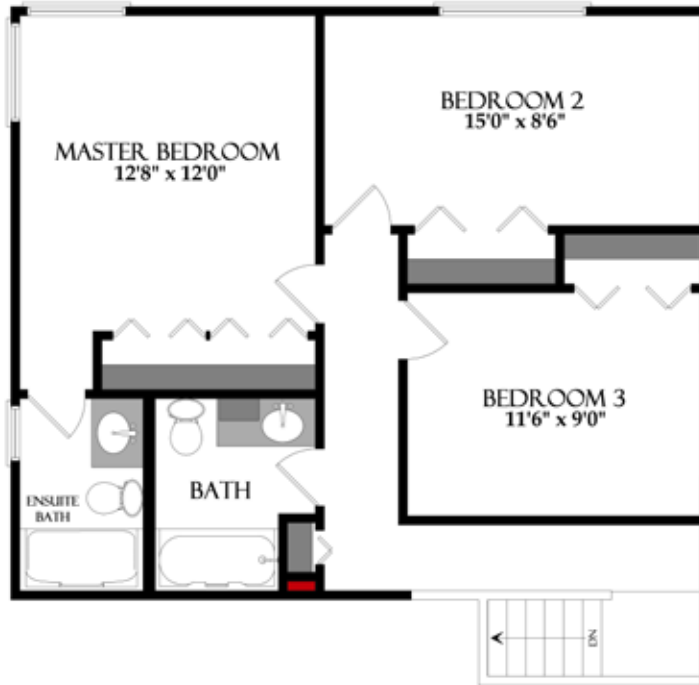
The fully renovated kitchen is complete with heated quartzite tile flooring, stylish antiqued white cabintery, stainless steel appliances and chic granite countertops and limestone tile backsplash.



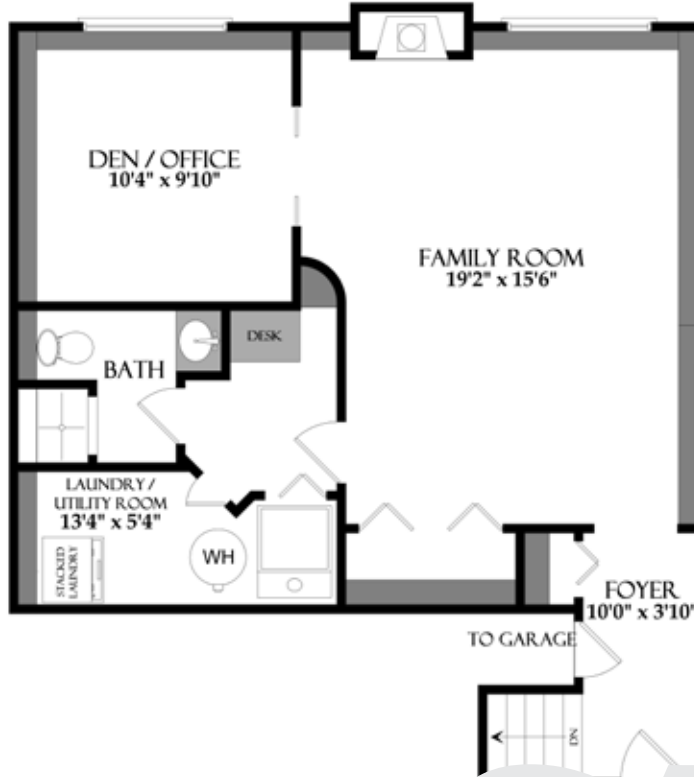
The basement level family room boasts maple hardwood flooring, rich wood wainscoting and built-in book/media shelving and plenty of space for an entertainment centre. Set up your home office in the adjoining den with sliding glass pocket doors for privacy.



UPPER LEVEL - 717.03 Sq.Ft.

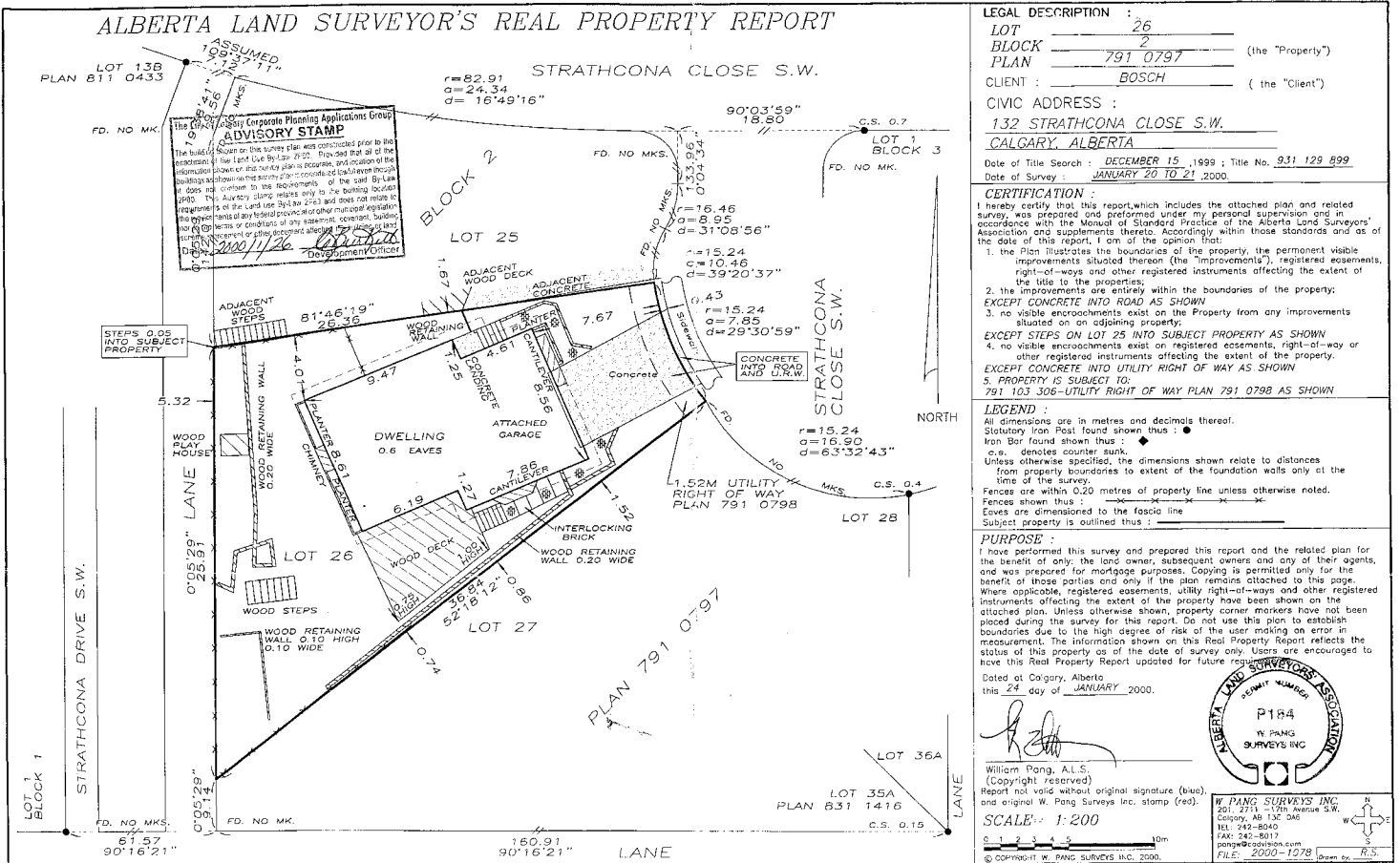


LOWER LEVEL - 632.11 Sq.Ft.





The pie-shaped back yard has been wonderfully landscaped to include mature trees and shrubs, a large deck with hot tub (hot tub has internal/external remote sound system) and plenty of extra space for the kids to play.



PROPERTY FEATURES

District:	C051 - Strathcona Park	MLS:	C3505083
Legal:	Plan 7910797, Block 2, Lot 26	Rooms:	6/3 + Den
Zoning:	R-C1	Taxes:	\$2,353 (2011)
Occupancy:	Seller	Year Built:	1980, extensively renovated 2008

Style:	Split Level	PRICE:	\$550,000
Lot:	26' x 122' (7.8m x 37.0m), pie-lot	Front Exposure:	Northeast
Size:	1411 SF (131.08 m2)	Landscaped:	Yes
(Lower):	632 SF (58.72 m2)	Fenced:	Yes
Flooring:	Hardwood, carpet, quartzite tile	Exterior:	Vinyl siding, wood, brick
Heating:	F/A (1) & In-Floor (kitchen, baths, entry)	Roof Type:	Asphalt shingles
Fireplace:	Yes (1) gas-fuelled	Possession Date:	10 days/negotiable

Family Room:	19'2" x 15'6"	Master Bedroom:	12'8" x 12'0"
Den:	10'4" x 9'10"	Bedroom 2:	15'0" x 8'6"
Kitchen:	14'10" x 11'2"	Bedroom 3:	11'6" x 9'0"
Dining Room:	13'6" x 10'0"		
Living Room:	23'6" x 13'10"		
Bathrooms:	(3) 1 - Three piece, 1 - Eight piece, 1 - Seven piece ensuite		
Basement:	Full: fully developed to include a family room, den, and full bath		
Parking:	Double attached garage with remote door access (25'10" x 20'10")		

INCLUDED IN PRICE

Stainless steel LG kitchen appliances to include: SxS fridge with ice & water, dishwasher, flat-surface stove with convection oven & warming drawer, microwave/hoodfan, garburator. Also included are all window coverings, alarm system, LG stacked washer & dryer, hot tub

REMARKS

Spectacularly upgraded split level, nothing to do but move in! This beautiful home has undergone a complete interior renovation including: cozy heated quartzite tile flooring in kitchen, foyer & all 3 bathrooms, quartzite shower surrounds in all 3 bathrooms, completely new kitchen with granite counters, limestone backsplash, top-of-the-line stainless steel LG appliances (there is a convection microwave and the stove has a warming drawer), completely new bathrooms with granite vanity tops & waterfall faucets (two of the bathrooms have showers with multiple body sprays), new hardwood flooring on all 3 levels, new light fixtures throughout, cordless venetian blinds. Extensive exterior renovations including: 6-person hot tub with underwater/above water remote sound system, "TrexDeck" deck with aluminum railings, new 35-year roof with new flashings, newer eaves troughs, updated insulated garage door & front & back doors, newer retaining wall, several newer windows and photosensitive landscape lighting front & back yards (on remote control). Step into the heated foyer and then up to the main floor with open planned living & dining rooms and new kitchen. From the kitchen step out to the backyard with hot tub. Retire to the lower level family room with hardwood flooring, gas fireplace and adjoining den with double French doors & oak wainscoting. There is also a laundry room (with stacked front loading washer & dryer & a drying rack), 3-piece bathroom & a walk-in closet on this level. The oversized double garage has plenty of space for a workshop & storage. Quiet crescent location, walking distance to schools & parks, close to shopping and a quick commute to DT or U of C.

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

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SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

