



\$ 949,000.00

## 4 STRADBROOKE WAY SW CALGARY

<https://paulbrinton.com>

Extensively upgraded home in the coveted Strathcona Park community, just 15 minutes from downtown! Boasts 4 bedrooms, 3.5 bathrooms and over 3700 sq ft of thoughtfully designed living space. With impeccable finishes and a modern elegance, some of the recent upgrades include: gorgeous hardwood flooring through out all 4 levels,...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1160012

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Tile

**Exterior Features:** Storage

**District:** CAL Zone W

**Inclusions:** N/A

**Post Updated:** 2021-12-01 18:31:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/11/21

**Two Piece Bath:** 1

**Lot size:** 6642 sq ft

**Year built:** 1981

**Parking:** Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad

**Total Parking:** 4

**Community Features:** Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar



**Lot Features:** Back Yard,Corner Lot,Lawn,Irregular Lot,Landscaped

**Heating Type:** Forced Air,Natural Gas

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Photo Count:** 50

**Unit Exposure:** NE

**Suite:** No

**Frontage Metres:** 18.64M 61`2"

**Living Area SF:** 2328.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** 4 Level Split

**Zoning:** R-1

**List Price Square Foot:** \$ 428.91

**Rooms Above Grade:** 8

**Construction Materials:** Stucco,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Bar  
Fridge,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer

**Subdivision Name:** Strathcona Park

**Lot Size Acres:** 0.15

