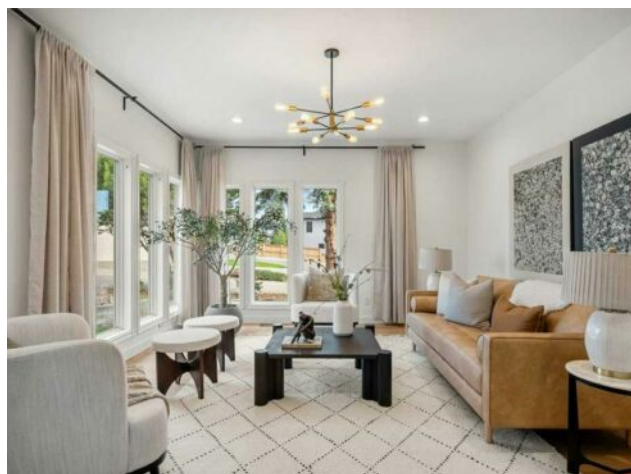


113 Straddock Terrace SW
Calgary, Alberta
MLS # A2261614

\$1,200,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 113 Straddock Terrace SW, an exquisitely renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this five-bedroom, three-and-a-half-bathroom home boasts over 2,000 sq. ft. of thoughtfully designed living space, blending timeless style with modern convenience. From the moment you arrive, the brand-new front porch and updated entry door create a warm first impression, leading into an open-concept interior filled with natural light streaming through new triple-pane windows. The main floor showcases engineered white oak hardwood flooring, refined finishings, and a cozy gas fireplace, while the heart of the home—the kitchen—features quartz countertops, premium cabinetry, and all-new high-end Forno appliances including a 36” gas range and matching refrigerator. A unique filtered water system is integrated from sink to fridge and stove spout, complemented by new designer lighting and smart outlet upgrades throughout. Upstairs, the primary suite is a true retreat, offering a private balcony, sitting or vanity area, spacious ensuite, and a remarkably versatile walk-in closet that could even function as an additional room, while an upper-level fireplace—adaptable for wood or gas—adds charm and warmth. The fully finished basement extends the living space with a media room, full bathroom, abundant storage, and two heated storage rooms cleverly built into the crawlspace. This unique split-level design also provides a flexible room off the main floor that can serve as an office, teen retreat, or multipurpose area. Outdoor living shines on the southwest-facing pie lot, where mature trees create a private oasis. Two decks offer endless possibilities—one perfect for outdoor relaxation and another featuring a hot tub—while a cherry tree adds seasonal

beauty to the backyard retreat. With over \$200,000 in renovations, freshly painted stucco siding, new window coverings, and a recently inspected roof in excellent condition, this home has been transformed into a stylish and functional masterpiece. Blending refined design, a spacious and adaptable layout, and exceptional outdoor spaces, 113 Straddock Terrace SW delivers a lifestyle of elegance and comfort in one of Calgary's most desirable neighbourhoods filled with top ranked public and private schools, paths, parks, shopping districts, with short access to downtown core. This is a one of a kind property in Strathcona Park.