

**20 Stradwick Rise SW**  
**Calgary, Alberta**

**MLS # A2300327**



**\$474,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d45
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** TV and TV mount in Primary bedroom; Shelving and shelf unit in garage; All window blinds but excludes curtains in Primary bedroom

Comfort, convenience, and quality in Strathcona Park... This 1,450 sq. ft. semi-detached home is in move-in condition and ready for the next chapter in its story. With 2 beds, 2.5 baths, and a fully-finished walkout basement, the home offers the space you are searching for. The lovely, bright, and clean kitchen features granite countertops, stylish Shaker cabinetry, and good-sized island. Separate breakfast nook and dining area provide lots of room to entertain at home. Enjoy morning coffee on the private balcony (with gas line for summer BBQs) and quiet evenings in the living room with cozy gas fireplace. Laundry and a 2-piece bath complete the main floor's outstanding functionality. Upstairs, in addition to the large Primary bedroom with vaulted ceiling, walk-in closet, and 3-piece en suite is the second bedroom, bonus flex room and a 4-piece main bath. The double garage accessed from the walkout basement is super convenient and means that scraping car windows is a thing of the past. Quality finishes throughout include timeless hardwood, built-in cabinetry in the breakfast nook, stone fireplace surround with wood mantle, and large windows. A great location in Strathcona Park offers the best of the community with excellent access to Bow, Sarcee, Stoney Trail, 17 Ave, and the Downtown core. Arrange your private showing today, and take advantage of this opportunity!