

**49 Stratford Place SW
Calgary, Alberta**

MLS # A2216410



\$1,250,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,531 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Rubber
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, High Ceilings, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hood Fan, Large Vermont Castings Propane BBQ, Compost Bin, Small Storage Shed, Suncast Storage Bin, Garden/Patio Chaise Lounge, Covered Hose Reel with 50' Hose, All Window Coverings

BACKING DIRECTLY ONTO RAVINE! Original owners had the FIRST pick of every lot in Strathcona Park, and they wisely chose THIS ONE to build their dream home. They have lovingly maintained and upgraded it ever since, and now it's ready for your family to create another lifetime of memories. Some of the significant improvements include all newer windows, an Enviro-Shake composite roof, two new furnaces, and so much more. This home exudes rare elegance and class. As you swing open the front door, you'll immediately see a spectacular staircase with wrought iron railing, and the open-to-above floor-to-ceiling stacked-travertine wood-burning fireplace in the formal living area to the right. Also on the main floor is a stunning, extra-large family room centred by a gas-burning fireplace, an updated kitchen including granite counters and newer stainless steel appliances, a breakfast nook area and a formal dining room. Upstairs is a loft/library area (big enough for a baby grand piano) and three large bedrooms—all overlooking the backyard and ravine. The lower walkout level has a large open recreation area, an office attached to another room (used as a guest bedroom but currently does not have legal egress), an ensuite, and a huge storage/utility room. You MUST spend time in the backyard of this home! Stand quietly and experience the absolute peace and serenity created from 45 years of nurturing care, to create an oasis that now requires only minimal maintenance. You can access the ravine walkway directly from your backyard, leading to the playing fields, all the way to the bottom of the community. It's also only a short walk to the very active Community Centre, tennis courts and outdoor rink, as well as both John Costello and Olympic Heights Schools. If you want to set down roots in your forever home, here is your

once-in-a-lifetime opportunity.