



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1469 STRATHCONA Drive, Calgary T3H 4R6**

MLS® #: **A2126168**

Area: **Strathcona Park**

Listing Date: **04/25/24**

List Price: **\$925,000**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,941 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,027**

Low Sqft:

Ttl Sqft: **2,027**

DOM

**25**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level, Rectangular Lot**

Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Bookcases, Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 15`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 5`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`6" x 5`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 9`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>14`9" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 7`11"</b>
<b>Office</b>	<b>Main</b>	<b>11`7" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>16`8" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 9`2"</b>

Bedroom  
Game Room

Basement  
Basement

12`8" x 10`7"  
14`5" x 13`4"

Game Room  
4pc Bathroom  
Legal/Tax/Financial

Basement  
Basement

15`4" x 13`4"

Title:  
**Fee Simple**  
Legal Desc:

0011113

Zoning:  
**R-1**

Remarks

Pub Rmks:

**FRESHLY PAINTED | NEW CARPET ON UPPER FLOOR | NEW HARDWARE | NEW, UPDATED LIGHTING | Don't miss your chance to live in this NEWLY UPDATED, 5-BED, 3.5-BATH home in charming STRATHCONA PARK! Just steps from picturesque Strathcona Ravines Park, w/ 23 hectares of green space and a creek perfect for summer bike rides and after-dinner strolls. Ideal for families of all sizes, there are plenty of schools and amenities close by, including Dr. Roberta Bondar School, Olympic Heights School, and Ambrose University, and Strathcona Square is moments away for shopping and amenities. The incredible home features a spacious main floor, ideal for a large and busy family, w/ a mix of tile and hardwood throughout. Views from the front foyer into the front sitting room and attached formal dining room w/ a stunning chandelier create an airy, inviting space w/ the grand vaulted ceiling above. A main floor home office is the ideal work-from-home space, w/ a full wall of built-ins, including lower cabinetry, upper open shelving w/ crown moulding, and desk space. The open-concept kitchen, den, and dining nook continue the home's spacious atmosphere w/ a sizable kitchen that features ample cabinetry, a corner pantry, an oversized central island w/ open display shelving and closed storage w/ an unblemished GRANITE countertop for tons of workspace, and a full-height tile backsplash. The stainless steel appliances include a French door fridge/freezer, electric range, dishwasher, and microwave. The corner dual undermount stainless steel sink overlooks the backyard, perfect for keeping an eye on the kids while they play. The dining nook has a bay window w/ direct access to the rear deck and backyard, while the den features a stunning gas fireplace w/ a stone surround and wood mantle, elegant built-ins on either side, and vaulted ceiling. The main floor is finished w/ a 2-pc powder room and a laundry/mudroom off the ATTACHED DOUBLE GARAGE. The upper floor consists of a lovely primary suite complete w/ a 5-pc ensuite w/ dual vanity, walk-in closet, and jetted tub, plus two good-sized secondary bedrooms and a modern 4-pc main bathroom w/ tub/shower combo w/ full-height tile surround. Downstairs, the fully finished basement gives you two more bedrooms, another 4-pc modern bath, a large rec room w/ built-in media centre and full wet bar, plus a games area w/ built-in millwork! Strathcona Park is a quiet community offering many hiking and walking trails and off-leash areas, along w/ breathtaking views of the valley—it's a true Calgary hidden gem! Surrounded by Stoney Trail, Sarcree Trail, and Bow Trail, it's also in a convenient location for commuting and getting around the city. You're a quick 4-min drive from the Aspen Landing Shopping Centre and 8-min from the Signal Hill Centre, where you'll find everything your family needs like Superstore, Save On, Winners, Michaels, Cineplex, and more! Don't hesitate; this is your chance to call this fabulous house your home today!**  
**Pool Table**  
**RE/MAX House of Real Estate**

Inclusions:  
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











