



THE
A-TEAM

**RE/MAX
FIRST**

57 STRATHLEA Court, Calgary T3H 4T4

MLS®#: **A2134156** Area: **Strathcona Park** Listing Date: **05/24/24** List Price: **\$1,395,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **11,463 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,423**
 Low Sqft:
 Ttl Sqft: **2,423**

DOM

32
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Irregular Lot,Street Lighting,Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Other,Permeable Paving,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Track Lighting,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 12`0"
Dining Room	Main	11`11" x 10`0"
Office	Main	11`4" x 10`5"
2pc Bathroom	Main	6`11" x 4`11"
Other	Upper	11`11" x 9`11"
Bedroom	Upper	11`7" x 11`4"

Room	Level	Dimensions
Kitchen	Main	14`5" x 12`6"
Foyer	Main	13`11" x 8`4"
Laundry	Main	11`8" x 6`0"
Bedroom - Primary	Upper	14`11" x 13`7"
5pc Ensuite bath	Upper	11`10" x 8`11"
Bedroom	Upper	11`11" x 10`9"

Bedroom
Family Room
4pc Bathroom

Upper
Basement
Basement

13`10" x 11`4"
27`4" x 15`11"
10`8" x 6`0"

4pc Bathroom
Storage
Furnace/Utility Room

Legal/Tax/Financial

Upper
Basement
Basement

8`0" x 4`11"
18`0" x 10`10"
8`0" x 7`3"

Title:
Fee Simple
Legal Desc:

0013064

Zoning:
R-1

Remarks

Pub Rmks:

You won't beat this executive, custom-built home with over 3500 sqft of developed living space, offering a peaceful retreat on a spacious 1/4-acre lot. Discover the advantage of easy access to the city center while enjoying a tranquil estate style home in one of Calgary's most desirable locations. But, have no fear, 5 zone irrigation will help make lawn care that much easier. Spend your summer evenings relaxing on the massive deck, equipped with a natural gas line for convenient BBQs, while overlooking the serene forested natural space bordering your backyard. Step down to the stone patio, with another gas connection for a fire pit or portable heater, or roam the expansive yard. Your entire family will choose their adventures for years to come, from the sandbox to the field in one family-sized yard. Step inside and discover a thoughtfully designed and freshly painted open floorplan. The main floor boasts a chef-inspired kitchen featuring a large island, gas range and seemingly endless counter space; ideal for hosting family meals or gatherings. Step down to the living with a central gas fireplace and built in shelving, and massive windows allowing natural light to flood the main living and dining spaces. The front room provides a dedicated home office, or a relaxing flex space for family hobbies. Head upstairs to find four generous bedrooms, each featuring sound insulation for optimal privacy. The spacious primary suite features a 3 sided fireplace and 5 pc ensuite. 3 more large bedrooms and a 4pc main bath complete the family's upper quarters. The finished basement is built for entertainment lovers. Soundproofed insulation and pre-wiring create the ultimate home theatre space, perfect for movie nights or hosting unforgettable gatherings, including that well placed Murphy Bed for surprise guests. Additionally, the basement boasts 9-foot ceilings for a bright and open feel throughout. The unfinished room includes an egress sized window for a potential 5th bedroom as well. The oversized heated garage provides ample storage and features hot and cold running water, perfect for car enthusiasts or those who love a clean workspace. A mezzanine storage area adds even more functionality. Situated on a prime location in always desirable Strathcona Park, your new family home borders the playground of Roberta Bondar School and offers easy access to a variety of public and private schools. Close proximity to amenities ensures convenience, and a 20-minute commute to downtown makes city life effortless. Quick access to major roadways like Stoney Trail and Highway 1 provides easy connection to all corners of the city and rapid escapes to the mountains. This family-friendly and well established community offers great neighbours and amazing memories for your family too!

Inclusions:
Property Listed By:

Murphy Bed, Doorbell Video Camera
Greater Property Group

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











