

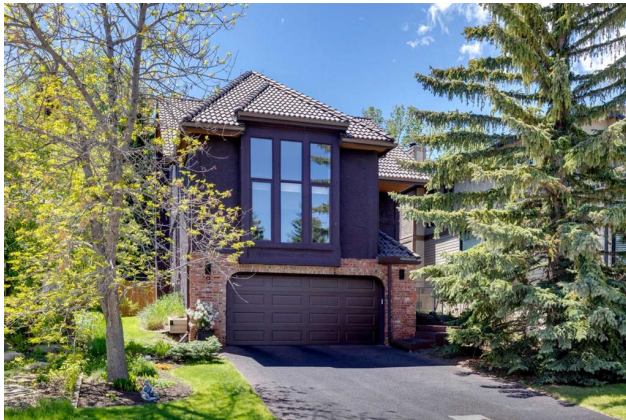


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 STRATHWOOD Bay, Calgary T3H1V6**

MLS®#: **A2140070**      Area: **Strathcona Park**      Listing Date: **06/11/24**      List Price: **\$974,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1985**      Abv Sqft: **2,227**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,414 sqft**      Ttl Sqft: **2,227**  
 Lot Shape:

DOM

**17**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Recessed Lighting,Soaking Tub,Storage,Tray Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Foyer	Main	12`0" x 10`4"
Dining Room	Second	15`1" x 10`9"	Family Room	Second	17`3" x 16`8"
Kitchen	Second	9`10" x 15`4"	Living Room	Second	17`0" x 17`5"
Office	Second	11`3" x 9`5"	4pc Bathroom	Third	0`0" x 0`0"
5pc Ensuite bath	Third		Bedroom	Third	11`1" x 9`1"
Bedroom	Third	14`7" x 10`6"	Bedroom - Primary	Third	13`3" x 16`9"
3pc Bathroom	Basement		Game Room	Basement	18`10" x 25`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8111367**

Remarks

Pub Rmks: **First time offered! Custom home in the established neighbourhood of Strathcona Park. Beautifully maintained, this 3 bedroom, 3.5 bath home offers over 2700 sq ft of living space. Featured in this home are high ceilings and large windows throughout, making it bright and airy. Upon entering you are greeted by a large foyer with 2 storey ceilings, tiled floors, 1/2 bath and custom wood work that carries through the home. At the front of the home is a great room with adjoining dining room perfect for entertaining. A second living space with wood burning fireplace and eating area over looks the back yard through large SW facing windows. The kitchen is well appointed with a large island with breakfast bar, recessed lighting, stainless steel appliances including gas stove and new Bosch dishwasher, granite counter tops and loads of storage. An office off the living room separated by French doors and a laundry area complete this level. On the upper floor are 3 bedrooms and a 4 pc bath. The primary suite offers a 5 pc ensuite with heated floors, dual closets and space for a king sized bed. The basement is the perfect area for teenagers with the rec room that has a flex area that can be used as a bedroom and there is a 3 pc bath. The low maintenance backyard has a generous sized brick patio with raised flower beds and room for conversation and dining seating and the upper deck off the kitchen is perfect for grilling. The attached double garage is large enough to add a mud room, perfect for athletes and outdoor adventurers. Close to all amenities. Across the street from John Costello Catholic School and steps to the SCA Community Association. Enjoy easy access to The Strathcona Park Boardwalk and Westside Rec Centre. Minutes to the 69st Train Station making for quick access to Downtown.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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

