



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 STRATHROY Bay, Calgary T3H 1H2**

MLS®#: **A2161519**      Area: **Strathcona Park**      Listing Date: **08/29/24**      List Price: **\$1,687,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$52k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1983**  
Lot Information  
 Lot Sz Ar: **5,693 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,981**  
 Low Sqft:  
 Ttl Sqft: **2,981**

DOM

**20**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Low Maintenance Landscape,Gentle Sloping,Landscaped,Underground Sprinklers,Yard Lights,Private,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Fireplace Insert,Fireplace(s),Forced Air,Humidity Control,Zoned**  
 Sewer:  
 Ext Feat: **Dog Run,Lighting,Private Yard**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,ENERGY STAR Qualified Appliances,Garage Control(s),Gas Cooktop,Gas Dryer,Humidifier,Microwave,Range Hood,Tankless Water Heater,Washer/Dryer**  
 Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Recreation Facilities,Smart Home,Soaking Tub,Stone Counters,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**  
 Utilities:

Construction: **Composite Siding,Manufactured Floor Joist,Stone,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5' 0" x 6' 9"	Breakfast Nook	Main	7' 10" x 11' 11"

<b>Dining Room</b>	<b>Main</b>	<b>21`9" x 11`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`3" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>21`8" x 14`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 17`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`10" x 6`9"</b>	<b>Storage</b>	<b>Main</b>	<b>3`2" x 4`3"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>13`1" x 8`0"</b>	<b>6pc Ensuite bath</b>	<b>Second</b>	<b>17`2" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 12`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 11`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>18`4" x 13`2"</b>	<b>Office</b>	<b>Second</b>	<b>11`1" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`3" x 13`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>6`8" x 10`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 7`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 11`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`11" x 7`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>24`4" x 30`4"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`5" x 7`5"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7811676**

Zoning: **R-CG**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Nestled in the sought-after neighborhood of Strathcona Park, this unique modern farmhouse-style home offers sophistication and comfort. This home is located within walking distance from two top-rated schools, ravines, shopping, public transit and is a 12 minute drive from downtown. With nearly 4200 square feet of refined living space, this property is a testament to quality craftsmanship and timeless design. This stunning home features 4 spacious bedrooms and 3.5 bathrooms, including a large master suite that promises serenity and luxury. The master ensuite has a large stand-alone tub, his and her shower, and a double custom vanity. The floor-to-ceiling elegant tile creates a spa-like atmosphere. Premium-engineered hardwood floors add a touch of sophistication and warmth, while elegant quartz countertops bring a sense of luxury and durability to the space. The rugged texture and earthy colors of stone add a touch of nature to the interior spaces, connecting the inside with the outside. The combination of modern functionality and classic design elements makes this kitchen a dream come true for those passionate about cooking and who like to entertain. A 12' central island and a buffet bar provide ample space for cooking and entertaining your guests. Being on a sunny corner lot, this house benefits from ample natural light, creating a bright and inviting atmosphere throughout the living spaces. As the home is facing east, you can start your day by witnessing breathtaking sunrises. The oversized heated double attached garage is fully finished with 12' ceiling and two 9'x9' custom cedar doors. It offers ample space for larger vehicles and storage. The basement offers heated floors divided in 4 zones and a spacious bedroom with a walk-in closet, a luxurious three-piece bathroom, and a comfortable area for playing pool or watching movies!**

Inclusions: **hot tub, pool table, bathroom mirrors**  
 Property Listed By: **Easy List Realty**

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











