



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7029 STRATHRIDGE Gate, Calgary T3H 4R9**

MLS®#: **A2163570**      Area: **Strathcona Park**      Listing Date: **09/13/24**      List Price: **\$1,549,000**  
 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: **7,707 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,156**  
 Low Sqft:  
 Ttl Sqft: **3,156**

DOM

**6**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Reverse Pie Shaped Lot,Landscaped**  
 Park Feat: **Concrete Driveway,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,Pantry,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"
Den	Main	4`6" x 9`1"
Foyer	Main	13`9" x 8`10"
Laundry	Main	7`9" x 12`2"
4pc Bathroom	Upper	5`10" x 9`1"
Bedroom	Upper	12`9" x 13`11"

Room	Level	Dimensions
Breakfast Nook	Main	9`8" x 13`10"
Dining Room	Main	14`1" x 13`10"
Kitchen	Main	14`8" x 21`1"
Living Room	Main	15`11" x 13`9"
5pc Ensuite bath	Upper	7`6" x 17`3"
Bedroom	Upper	10`6" x 12`0"

<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 12`9"</b>	<b>Family Room</b>	<b>Upper</b>	<b>22`11" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`9" x 14`0"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`7" x 7`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`3" x 7`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`10" x 7`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`6" x 15`1"</b>	<b>Office</b>	<b>Basement</b>	<b>14`6" x 11`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`5" x 24`3"</b>	<b>Storage</b>	<b>Basement</b>	<b>13`5" x 13`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`6" x 14`2"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
 Legal Desc: **0011203**

Remarks

Pub Rmks: **Welcome to a majestic estate, the crown jewel of the neighborhood, exuding timeless elegance and architectural brilliance. This custom-built executive home spans over 4,100 sqft of luxurious living across three meticulously designed levels. From the moment you arrive, the castle-like curb appeal commands attention, nestled in a quiet cul-de-sac in the highly sought-after community of Strathcona Park. The grand entrance captivates with its custom door framed by frosted glass, allowing natural light to pour in, while the oversized tile floors and elegantly updated powder room set a sophisticated tone, complemented by a full-sized laundry room and mudroom for added convenience. The heart of this home is the gourmet kitchen, a chef's dream with elevated finishes such as refaced cabinets with luxurious pulls, a raised breakfast bar, a magnificent stainless-steel hood fan, a Thermador 5-burner cooktop, wall oven, and both a roomy pantry & built-in hutch for extra storage options. This space is made for both everyday meals as well as grand entertaining, with an adjacent sitting nook to watch your favourite cooking shows and expansive dining area wrapped in windows and coffered ceilings. Step outside to your private outdoor living space, perfect for al fresco dining and BBQs, with easy access to a beautifully landscaped, fenced south-facing backyard surrounded by florals and mature trees. For more formal gatherings, the exquisite dining room—adorned with elegant wall paneling and large windows—provides the ideal setting for memorable evenings. The grand living room with built-ins & fireplace invites relaxation with its refined ambiance and seamless connection to the rest of the home. Ascend the striking glass-railed staircase to the upper level, where the primary retreat awaits. Floor-to-ceiling windows bathe this sanctuary in natural light, complete with luxurious window coverings, a spacious walk-in closet, and an elegant ensuite featuring double vanity sinks, a soaker tub and glass shower. Down the hall, the vaulted family room dazzles with its showcase fireplace, hardwood flooring, and a bright nook—perfect for cozy movie nights or boardgames. This level is completed by two generously sized bedrooms, each with walk-in closets, and a beautifully appointed full bath. The fully developed walk-out lower level offers even more to enjoy. A cozy gas fireplace, large rec area ideal for gym equipment, and wet bar create the ultimate space for entertaining. A full bath with a glass shower, and two additional bedrooms (perfect for a private gym or home office) round out this incredible level. Notable updates include two air conditioning units, glass balustrades on the staircase, many freshly painted walls, and a TRIPLE HEATED GARAGE. Situated within steps of walking paths, parks, and some of the best schools Calgary has to offer, this home offers easy access to shops, dining, and all major thoroughways to the mountains & downtown Calgary, while providing a peaceful, serene escape.**

Inclusions: **TV Mounts (Basement), Master Bedroom TV & Mount, Mirror, Curtain Rods**  
 Property Listed By: **Real Broker**

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











