

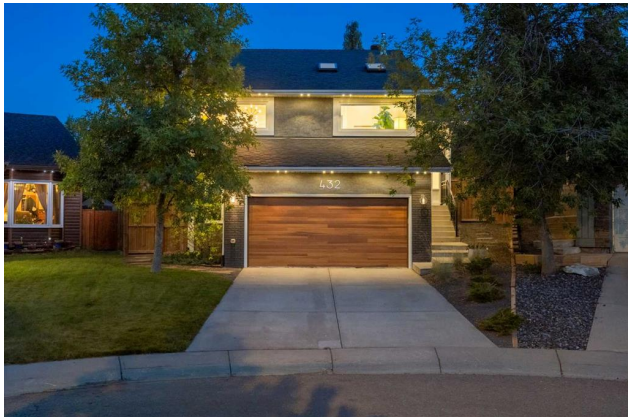


THE
A-TEAM

**RE/MAX
FIRST**

432 STRATHCONA Mews, Calgary T3H 1W4

MLS®#: **A2164196** Area: **Strathcona Park** Listing Date: **09/19/24** List Price: **\$918,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **5,909 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,923**
 Low Sqft:
 Ttl Sqft: **1,923**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Reverse Pie Shaped Lot,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Skylight(s),Vaulted Ceiling(s),Vinyl Windows,Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`8" x 11`4"	Kitchen	Main	15`9" x 11`4"
Living Room	Main	23`5" x 17`5"	3pc Ensuite bath	Second	
4pc Bathroom	Second		Bedroom	Second	11`4" x 14`0"
Bedroom	Second	8`7" x 10`8"	Bedroom - Primary	Second	11`7" x 14`9"
3pc Bathroom	Lower		Game Room	Lower	18`8" x 29`2"
Laundry	Lower	8`5" x 6`4"	Bedroom	Basement	9`5" x 10`9"
Furnace/Utility Room	Basement	14`0" x 7`5"			

Title: **Fee Simple**
 Legal Desc: **8211345**

Zoning: **R-C1**

Remarks

Pub Rmks: **Fall in love with one of the most beautiful and tastefully renovated family homes in Strathcona Park. With its sunny southern exposure, the backyard is a private oasis, complete with a sparkling pool perfect for summer gatherings and relaxation. Not only is this home conveniently located just a short drive from Downtown and minutes away from transit, but it is also within walking distance of schools, shopping, parks, playgrounds, and ravine walking paths. It truly is a dream come true. As you step into the main level, you'll be greeted by soaring vaulted ceilings with skylights that bring in an abundance of natural light, reaching over 11 feet. Natural oak floors flow throughout the home, adding warmth and comfort to each room. The centerpiece is the beautiful kitchen, thoughtfully designed for culinary enthusiasts and perfect for gatherings and entertaining. Features include a gas range, imported quartz countertops, custom cabinetry with pantry and under-cabinet lighting. An expansive island adorned with designer pendant lights serves as a focal point for casual dining and entertaining. Moving to the upper level, you'll find a spacious primary bedroom with well-designed built-ins and a perfectly sized 3-piece ensuite. Two additional bright and inviting bedrooms on this floor provide ample space and share a well-appointed 4-piece main bathroom. The lower level of this home is just as remarkable, boasting a spacious family and recreation room centered around a cozy fireplace, elegantly framed by chic printed tile and custom-built cabinetry. Adjacent to the games area, the full-service wet bar provides the perfect setting for entertaining friends and family in style. The basement hosts the 4th bedroom and a large mudroom just off the oversized heated double attached garage. Patio doors lead to a breathtaking backyard, featuring a BBQ area and a beautiful pool lounge. The pool area is truly a retreat, with a heated inground pool framed by sleek modern stonework. As dusk falls, vibrant LED lights create a mesmerizing ambiance. A stylish louvred backdrop wall ensures privacy and sophistication. The surrounding landscape is beautifully designed with lush greenery, vibrant flowers, and neatly arranged shrubs, all highlighted by landscape lighting. Adjacent to the pool, a cozy firepit area is perfect for gathering around and enjoying warm fires on cool evenings. This oasis provides ample room for lounging, dining, and relaxing, making it an ideal spot for both daytime leisure and evening entertainment. Other notable features and updates to this home include triple pane windows, A/C, Gemstone lighting, newer roof, electrical, HE furnace & HW tank. Located in the family-oriented community of Strathcona Park, this exceptional home offers quick access to the Rockies and is close to highly acclaimed schools, the West Side Rec Center, LRT, shops, restaurants, parks, and the extensive walking paths that wind through the natural ravines. It truly is an amazing place to call home!**

Inclusions: **GARDEN SHED, GEMSTONE LIGHTS, LANDSCAPING LIGHTS**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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

