



THE
A-TEAM

**RE/MAX
FIRST**

41 STRABANE Place, Calgary T3H 1H6

MLS®#: **A2166440** Area: **Strathcona Park** Listing Date: **09/20/24** List Price: **\$879,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 07-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1979** Abv Sqft: **2,486**
 Lot Information Low Sqft:
 Lot Sz Ar: **8,288 sqft** Ttl Sqft: **2,486**
 Lot Shape:

DOM

39
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Window Coverings**
 Int Feat: **Built-in Features,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`11" x 10`11"
Living Room	Main	19`5" x 14`6"
Family Room	Main	19`8" x 13`8"
Office	Main	18`4" x 11`4"
4pc Ensuite bath	Second	8`8" x 4`11"
Bedroom	Second	11`1" x 12`11"

Room	Level	Dimensions
Breakfast Nook	Main	10`11" x 6`5"
Dining Room	Main	12`3" x 9`11"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	24`6" x 13`4"
Bedroom	Second	12`5" x 10`11"
4pc Bathroom	Second	8`8" x 8`8"

Bedroom
Family Room

Basement
Basement

10`0" x 9`0"
17`11" x 13`5"

3pc Bathroom
Game Room
Legal/Tax/Financial

Basement
Basement

8`4" x 4`0"
15`8" x 12`0"

Title:
Fee Simple
Legal Desc:

7811676

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this wonderful two-storey walkout home located in the highly sought-after neighbourhood of Strathcona Park. Perfectly positioned at the bottom of a quiet cul-de-sac, this property offers privacy and tranquility on a large pie-shaped lot that backs onto a serene ravine, providing a peaceful retreat right in your backyard. Spanning over 2,400 square feet above grade, step inside to discover the charm and potential of this home. The main floor boasts beautiful hardwood floors that lead to a cozy family room, complete with a wood-burning fireplace—perfect for cozying up on cool evenings. The functional layout is ideal for entertaining, featuring a formal living and dining room as well as a bright dining nook, which is just off the updated kitchen. The kitchen includes newer stainless steel appliances, plenty of counter space, and overlooks the southeast-facing backyard, flooding the room with natural light. Work from home in style in the large office space on the main level, complete with custom built-in cabinets that provide plenty of storage and a professional atmosphere. A powder room and spacious laundry room/mud room complete the main level. Upstairs, you'll find three generously sized bedrooms. The primary suite is a true retreat, offering a large space to relax and unwind, complete with an ensuite bathroom that has been thoughtfully renovated and access to the large balcony that spans the entire length of the home. The two additional bedrooms share a modern, renovated full bathroom, perfect for family or guests. The walkout basement offers even more space to grow and customize to your liking. With a full bathroom, an additional bedroom and a huge storage room, this level is the perfect spot for a future recreation room, gym or media space—just waiting for your personal touch. Whether you're looking to move in right away or envision your dream home with modern updates, this property presents the perfect canvas. Recent updates include two newer furnaces (both installed within the last 5 years), hot water tank (2022), refrigerator and dishwasher (2023). This home also features an oversized garage (25" x 22"). For families, the location couldn't be more ideal. You're just steps away from two top-rated elementary schools, parks, playgrounds and shopping centres, making it a perfect spot for growing families looking to settle in one of Calgary's most family-friendly communities. Don't miss your opportunity to own a standout home in Strathcona Park, where ideal location, generous space, and boundless potential combine to create the perfect setting.

Inclusions:
Property Listed By:

Basement Refrigerator, Basement Freezer
Century 21 Bamber Realty LTD.

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













