



THE A-TEAM

RE/MAX FIRST

41 STRABANE Place, Calgary T3H 1H6

MLS@#: A2166440 Area: Strathcona Park Listing Date: 09/20/24 List Price: \$839,900
Status: Active County: Calgary Change: -\$20k, 20-Nov Association: Fort McMurray



General Information

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

DOM

63
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

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Family Room, Office, 4pc Ensuite bath, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Breakfast Nook, Dining Room, 2pc Bathroom, Bedroom - Primary, Bedroom, and 4pc Bathroom.

**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**













