

**40 STRATHEARN Rise, Calgary T3H 1R6**

MLS®#: **A2166747** Area: **Strathcona Park** Listing Date: **09/18/24** List Price: **\$725,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **4,542 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,195**  
 Low Sqft:  
 Ttl Sqft: **1,195**

DOM

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

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Metal Siding ,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`2" x 9`8"	Dining Room	Main	11`7" x 9`8"
Foyer	Main	5`6" x 4`2"	Den	Main	11`7" x 11`1"
Bedroom - Primary	Second	12`9" x 11`9"	3pc Ensuite bath	Second	6`4" x 6`1"
Bedroom	Second	9`8" x 9`1"	Bedroom	Second	10`10" x 9`1"
4pc Bathroom	Second	8`6" x 4`11"	Living Room	Lower	15`11" x 15`10"
Bedroom	Lower	11`5" x 8`10"	Laundry	Lower	6`2" x 5`9"
3pc Bathroom	Lower	6`2" x 4`11"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8110241**

Remarks

Pub Rmks: **Welcome to this warm and inviting move-in ready home in the desirable Strathcona Park. This 4 bedroom 4 level split is located in a family-friendly neighbourhood on a quiet cul-de-sac with a children's playground. The home is within walking distance of multiple parks and walking paths, close to some of Calgary's top schools, minutes from downtown, and within walking distance of trains, transit, and nearby shopping and amenities. With the completion of Ring Road, you are now minutes to the free-flowing freeway, allowing quick access out of or around the city. The home offers 4 bedrooms plus a large home office/studio with lots of natural light, 3 full baths, and 1,775 square feet of total living space spread across three fully developed levels. Inside, you'll find a very neutral palette and an updated interior with knockdown ceilings and stylish laminate flooring. The kitchen is functional and has stainless steel appliances (fridge, stove, microwave, dishwasher) and is complemented by a spacious dining room. The lower level boasts a large recreation space with a fireplace and laundry area. There's also a full basement and crawlspace for additional storage and versatility. Outside, the fenced backyard provides space for outdoor activities and an outdoor living area, perfect for entertaining or relaxation. Recent updates of \$35,000 include a newly installed furnace and air conditioning system, as well as new shingles and paint inside and out.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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







