



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 STRANRAER Place, Calgary T3H1H5**

MLS®#: **A2168473** Area: **Strathcona Park** Listing **09/28/24** List Price: **\$938,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1980** Abv Sqft: **1,930**  
 Lot Sz Ar: **5,640 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,930**

DOM

**23**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Sauna,Stone Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`10" x 4`0"	Dining Room	Main	9`7" x 15`0"
Kitchen	Main	10`0" x 11`9"	Breakfast Nook	Main	11`9" x 7`2"
Living Room	Main	12`0" x 15`10"	Laundry	Main	5`8" x 7`4"
2pc Bathroom	Main	4`2" x 6`0"	Family Room	Main	12`0" x 16`4"
Family Room	Basement	15`1" x 18`3"	3pc Bathroom	Basement	6`4" x 11`1"
Sauna	Basement	5`3" x 5`7"	Furnace/Utility Room	Basement	15`5" x 20`10"
Storage	Basement	4`0" x 5`3"	Bedroom	Basement	14`0" x 10`7"

**Bedroom** Upper 14`8" x 10`5"  
**5pc Bathroom** Upper 4`10" x 9`6"  
**Balcony** Upper 14`0" x 5`1"

**Bedroom** Upper 14`2" x 10`0"  
**Bedroom - Primary** Upper 14`3" x 12`1"  
**3pc Ensuite bath** Upper 5`8" x 9`10"  
Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-CG  
Legal Desc: **7811676**

Remarks

Pub Rmks: **Step into this beautifully appointed home in the desirable area of Strathcona Park! Upon entry you will be greeted by the floating stairs and vaulted ceilings, creating an open and airy vibe. An abundance of light and ample space await you in the formal entertaining area across from the newly renovated dining room! The main level features a lovely, recently painted kitchen with breakfast nook, while the neighbouring family room closes the loop with a cozy, wood-burning fireplace! A mudroom, laundry room (newer washer and dryer) plus washroom conveniently located near the back door complete the main level. The lower level is not to be missed, with recently added engineered hardwood, additional bedroom, full bathroom complete with a SAUNA, oversized utility room with shelving and counter space! The adjoining recreation area is the perfect space for watching the game, bingeing your favourite series or gaming into the wee-hours of the morning! Saving the best for last, the upper level boasts 3 bedrooms and 2 recently renovated bathrooms (2023)! The landing leads you to two generously sized bedrooms with a neighbouring bathroom and the oversized master bedroom with upgraded ensuite and an additional balcony area (separated with two doors) that is limited only by your imagination! Reading nook, office, meditation area - you decide! The curb appeal with a newly painted exterior (2023), double front doors and well-maintained lot are a compliment to the oversized deck in the backyard with a private entrance and low-maintenance yard. Perfect for late summer bbq's, enjoying a cup of coffee on those beautiful autumn days, or watching the snow fall! Quick access to downtown, parks, schools, shopping and various entertainment venues. Book a showing today and see if it's the one you've been waiting for!**

Inclusions: N/A  
Property Listed By: **The Real Estate District**

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











