



THE
A-TEAM

**RE/MAX
FIRST**

158 69 Street, Calgary t3h 5c7

MLS®#: **A2172726**

Area: **Strathcona Park**

Listing Date: **10/17/24**

List Price: **\$1,249,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,552 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,597**

Low Sqft:

Ttl Sqft: **2,597**

DOM

47

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,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`10" x 5`8"
2pc Bathroom	Main	6`1" x 4`10"
Kitchen	Main	18`6" x 8`10"
Living Room	Main	12`11" x 17`6"
Bonus Room	Upper	16`0" x 16`1"
5pc Ensuite bath	Upper	14`10" x 10`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	9`11" x 5`5"
Mud Room	Main	6`11" x 7`5"
Dining Room	Main	8`10" x 18`7"
Laundry	Upper	12`3" x 6`3"
Bedroom - Primary	Upper	17`8" x 14`9"
4pc Bathroom	Upper	9`11" x 8`2"

Bedroom
Game Room
Bedroom

Upper
Basement
Basement

11'9" x 13'8"
28'7" x 16'9"
15'0" x 9'7"

Bedroom
4pc Bathroom

Upper
Basement

11'0" x 11'11"
8'5" x 5'5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2010264

Remarks

Pub Rmks:

Welcome to this luxurious 2-storey, fully finished walkout home in the prestigious and mature community of Strathcona Park, Calgary. This home seamlessly combines high-style design with casual practicality, located within walking distance of top-rated public and private schools and steps away from scenic walking paths that wind through the tranquil ravine. Upon entry, you're greeted by 10-foot ceilings on the main floor, enhancing the spacious feel throughout. A built-in office nook and a well-organized mudroom with huge storage offer functional convenience. The open floor plan, designed around a wall of windows, bathes the main living area in natural light. The decadent kitchen is a chef's dream, featuring full-height contemporary high-gloss cabinetry, a custom matte grey shiplap hood fan, modern lighting, a gas cook-top, built-in oven, stainless steel appliances, a walk-through pantry, and a massive breakfast bar island. The adjacent dining area is an elegant space perfect for entertaining, while the living room, with its modern fireplace and built-ins, is a cozy spot to relax. Step outside onto the large deck, complete with a gas hookup, ideal for outdoor dining and lounging. Upstairs, the bonus room with 9-foot ceilings, a built-in media unit, and a tray ceiling is the perfect space for family movie nights. The primary suite is a serene retreat, featuring a double-sided fireplace and a luxurious 5-piece ensuite with heated floors, a deep soaker tub, oversized rain shower, dual vanities, and a custom walk-in closet. Two additional bedrooms, a lavish 4-piece bath, and a convenient laundry room with cabinetry and a sink complete this level. The fully finished walkout basement continues to impress with 9-foot ceilings, a built-in entertainment center, wet bar, and a fourth bedroom, along with a full bathroom. This level is perfect for hosting guests or enjoying family time. Located in a family-friendly community with an active association offering events for all ages, this home is just a 10-minute commute to downtown and 3 minutes to the 69th Street LRT station. It's also close to the West Side Rec Centre, West Hills shopping district, and some of the city's best schools. With over 3,400 square feet of luxurious living space, this stunning home offers unparalleled convenience and lifestyle in one of Calgary's most sought-after neighbourhoods. Don't miss this exceptional opportunity!

Inclusions:
Property Listed By:

**windows covering
First Place Realty**

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











