



THE
A-TEAM

**RE/MAX
FIRST**

1177 STRATHCONA Drive, Calgary T3H4S1

MLS®#: **A2173602** Area: **Strathcona Park** Listing Date: **10/18/24** List Price: **\$920,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2001** Abv Sqft: **2,353**
 Lot Sz Ar: **5,306 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,353**

DOM

11
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`4" x 9`3"	Kitchen	Main	11`3" x 13`0"
Breakfast Nook	Main	7`9" x 7`10"	Dining Room	Main	8`8" x 13`8"
Living Room	Main	10`11" x 14`7"	Family Room	Main	15`0" x 15`3"
Office	Main	8`9" x 10`6"	Laundry	Main	5`11" x 8`3"
Bedroom - Primary	Second	14`0" x 15`5"	Bedroom	Second	12`1" x 12`2"
Bedroom	Second	10`8" x 11`1"	Bedroom	Second	8`8" x 11`8"

4pc Bathroom
5pc Ensuite bath
Entrance
Office

Second
Second
Basement
Basement

4`11" x 8`9"
5`11" x 12`3"
5`7" x 8`8"
8`8" x 13`3"

2pc Bathroom
3pc Bathroom
Bedroom
Living Room

Legal/Tax/Financial

Main
Basement
Basement
Basement

4`7" x 4`9"
7`4" x 7`9"
9`1" x 11`0"
12`5" x 30`8"

Title:
Fee Simple
Legal Desc:

0011203

Zoning:
R-G

Remarks

Pub Rmks: **Open house on Sunday October 20 , 10:00 am to 12:00 .Freshly painted and featuring brand new carpet on the upper floor, this stunning 5-bed, 3.5-bath home in the highly sought-after community of Strathcona Park is move-in ready! Just steps from Strathcona Ravines Park, this home is perfect for families, with schools like Dr. Roberta Bondar School and Olympic Heights nearby, and easy access to amenities, including Strathcona Square, 69 St. LRT station, and major roadways. The main floor boasts a spacious layout with hardwood and tile flooring, a bright living and dining room with a soaring ceiling, and a dedicated home office. The open-concept kitchen offers ample cabinetry, quartz countertops, a central island, a corner pantry, and all brand-new stainless-steel appliances. A spacious family room with a gas fireplace, a powder room, and a laundry/mudroom complete the main level. Upstairs, you will find the large primary suite includes a 5-piece ensuite with double sink vanity and a walk-in closet, plus three additional spacious bedrooms and a 4-piece bathroom. The fully finished walk-up basement with a separate entrance features a rec room/living room, an extra bedroom, an office, 4-piece bathroom and a kitchenette with plumbing rough-ins, offering excellent potential for an income producing suite or multi-generational living, subjecting to city approval. Located close to parks, schools, and just minutes from major shopping centers, this home offers the perfect blend of nature, convenience, and modern living. Don't miss this incredible opportunity!**

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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













