



THE A-TEAM

RE/MAX FIRST

107 TUFFY'S Haven, Strathmore T1P 1C6

MLS® #: A2175464 Area: Thorncliff\_Strathmore Listing Date: 10/26/24 List Price: \$559,000
Status: Active County: Wheatland County Change: -\$10k, 04-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Strathmore
Year Built: 1993
Lot Information
Lot Sz Ar: 7,308 sqft
Lot Shape:

DOM

26
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Cul-De-Sac,Yard Lights,Pie Shaped Lot,Private,Treed
Park Feat: Concrete Driveway,Double Garage Attached,Driveway,Heated Garage,Parking Pad

Utilities and Features

Roof: Asphalt
Heating: Standard,Forced Air
Sewer:
Ext Feat: Barbecue,BBQ gas line,Fire Pit,Other,Private Yard

Construction: Stucco,Unknown
Flooring: Carpet,Hardwood,Tile,Vinyl
Water Source:
Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: See Remarks,Storage,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, Mud Room, 3pc Ensuite bath, Bedroom, Game Room and Dining Room, Living Room, Bedroom - Primary, 4pc Bathroom, Bedroom.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8910753**

Remarks

Pub Rmks: **Welcome Home! Nestled in a friendly and tranquil cul-de-sac, 107 Tuffy's Haven offers a warm welcome from neighbors who make you feel at home from the very first day. Newly updated detached home is perfectly positioned within a few minutes' walk from schools, a skatepark, a year-round swimming pool, walking trails, and an ice-hockey rink, making it an ideal family residence. Boasting 3 bedrooms upstairs and three newly renovated bathrooms, the home is designed with family comfort in mind. Let your imagination run wild with the partially finished basement, a canvas for your ultimate design. The property sits on a generous pie-shaped lot in the cul-de-sac, providing over 7,300 sqft of space. The expansive backyard is truly made for entertainment, featuring a built-in firepit area ideal for spending quality time with friends and family. Closer to the home, the deck and patio area includes a natural gas hook-up, atmospheric lighting, a beautiful pergola, and a projector with a screen, all set against a backdrop of private, tree-lined boundaries—creating a serene oasis. For the active family, the location couldn't be better. Across the pond from the golf course and surrounded by walking trails, parks, shopping centers, gyms, and numerous other amenities all within a short drive. The heated garage offers parking plus a large concrete driveway with space for an RV/trailer. Recent updates include a new flooring, roof, hot water tank, and regularly inspected and cleaned furnace, ensuring the home is well-maintained and ready for its new owners. Experience the perfect blend of community charm and modern living at 107 Tuffy's Haven. Your dream family home awaits! Book your visit today with a REALTOR®!**

Inclusions: **Corner living room cabinet, Living-room fireplace/coffee table. Backyard Pergola with Screen and projector. Firepit with chairs.Tv wall mounts, indoor and outdoor. Extra Washer in-basement**

Property Listed By: **RE/MAX Real Estate (Central)**

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











