



THE
A-TEAM

**RE/MAX
FIRST**

3 STRANRAER Place, Calgary T3H1H5

MLS®#: **A2179307**

Area: **Strathcona Park**

Listing Date: **11/14/24**

List Price: **\$924,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,930**
Low Sqft:
Ttl Sqft: **1,930**

Lot Information

Lot Sz Ar: **5,640 sqft**
Lot Shape:

DOM

6
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"	Bedroom	Upper	14`2" x 10`0"
5pc Bathroom	Upper	4`10" x 9`6"	Bedroom - Primary	Upper	14`3" x 12`1"
Balcony	Upper	14`0" x 5`1"	3pc Ensuite bath	Upper	5`8" x 9`10"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to this newly updated 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. The main level features an abundance of light and ample space! The recently painted kitchen with a cozy breakfast nook is great for cooking up dishes while listening to your favourite playlist, or enjoying breakfast in the morning with your kids. The neighbouring family room offers a wood-burning fireplace just perfect for those snowy nights! A mudroom, laundry room (newer washer and dryer) and washroom conveniently located near the back door complete the main level. The lower level with recently added engineered hardwood, extra bedroom and full bathroom (with SAUNA) create the perfect oasis for a little privacy and comfort! The oversized utility room with shelving and counter space are perfect for hobbyists of all types! 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. Come check it out :)**

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





