



THE A-TEAM

RE/MAX FIRST

40 STRATHEARN Rise, Calgary T3H 1R6

MLS@#: A2183324 Area: Strathcona Park Listing Date: 12/18/24 List Price: \$624,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1981
Lot Information
Lot Sz Ar: 4,542 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 1,195
Low Sqft:
Ttl Sqft: 1,195

DOM

45
Layout
Beds: 4 (3 1)
Baths: 3.0 (3 0)
Style: 4 Level Split

Parking

Ttl Park: 0
Garage Sz:

Access:

Lot Feat: Back Lane,City Lot,Few Trees,Front Yard,Gentle Sloping,Irregular Lot,Landscaped,Pie Shaped Lot,Private,See Remarks
Park Feat: Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Entrance,Private Yard

Construction: Wood Frame
Flooring: Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings
Int Feat: Laminate Counters,No Smoking Home,See Remarks,Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Foyer, Bedroom - Primary, Bedroom, 4pc Bathroom, Bedroom, 3pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Den, 3pc Ensuite bath, Bedroom, Living Room, Laundry.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

8110241

R-CG

Remarks

Pub Rmks:

Tremendous opportunity in desirable Strathcona Park! This 4-level split home boasts awesome curb appeal and is nestled in the heart of the neighbourhood on a quiet and family friendly street. With almost 1800 square feet of developed living space with 4 bedrooms and 3 full bathrooms, this is a perfect home for a young family or first-time home buyer. The main level is highlighted by a recently renovated kitchen with a tasteful combination of white cabinetry, stainless steel appliances, and breakfast nook. Formal dining room and den area complete the main level. The den area can easily be converted back to the original formal living room. Plenty of natural south facing light and quality laminate flooring dominate. Upper level includes 3 generous sized bedrooms and a full bathroom. Primary bedroom includes dual closets and a 3-piece ensuite. Open and inviting lower level boasts even more living space that only a 4 split can offer. Spacious living room complete with wood burning fireplace is a perfect spot to spend the cold winter nights in front of the big screen. Completing the lower level is another bedroom, another full bathroom, and a dedicated laundry space. Unspoiled basement is loaded with storage space and includes a newer furnace and hot water tank. Central air conditioning for those hot summer days. Backyard oasis provides a safe spot for the kids to play. South facing front porch is a perfect place to enjoy your morning coffee. A short walk to the downtown C-train, walking distance to a large trail system, easy access to head out to the mountains with the full completion of the ring road and close to many school options. Many recent updates include the previously mentioned furnace, hot water tank, central air conditioning, shingles, and paint inside and out. Show and sell.

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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









