



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: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,195**

Low Sqft:

Ttl Sqft: **1,195**

Lot Information

Lot Sz Ar: **4,542 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot,Few Trees,Front Yard,Gentle Sloping,Irregular Lot,Landscaped,Pie Shaped Lot,Private,See Remarks

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

Room	Level	Dimensions
Kitchen	Main	15`2" x 9`8"
Foyer	Main	5`6" x 4`2"
Bedroom - Primary	Second	12`9" x 11`9"
Bedroom	Second	9`8" x 9`1"
4pc Bathroom	Second	8`6" x 4`11"
Bedroom	Lower	11`5" x 8`10"
3pc Bathroom	Lower	6`2" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`7" x 9`8"
Den	Main	11`7" x 11`1"
3pc Ensuite bath	Second	6`4" x 6`1"
Bedroom	Second	10`10" x 9`1"
Living Room	Lower	15`11" x 15`10"
Laundry	Lower	6`2" x 5`9"

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









