



THE
A-TEAM

**RE/MAX
FIRST**

116 STRATHCONA Close, Calgary T3H 1L3

MLS®#: **A2183866** Area: **Strathcona Park** Listing Date: **01/02/25** List Price: **\$869,900**
 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: **1980** Abv Sqft: **1,893**
Lot Information Low Sqft:
 Lot Sz Ar: **3,920 sqft** Ttl Sqft: **1,893**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Siding**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`1" x 13`0"	Bedroom	Upper	15`1" x 7`6"
Bedroom	Upper	11`3" x 9`1"	5pc Ensuite bath	Upper	11`3" x 8`1"
4pc Bathroom	Upper	7`1" x 7`0"	Kitchen	Main	15`1" x 15`0"
Living Room	Main	14`10" x 14`6"	Family Room	Main	17`0" x 9`7"
Dining Room	Main	11`1" x 10`4"	2pc Bathroom	Main	6`2" x 4`10"
Family Room	Lower	14`3" x 12`5"	Bedroom	Lower	11`1" x 10`2"
3pc Bathroom	Lower	7`3" x 6`7"	Storage	Lower	11`1" x 6`8"

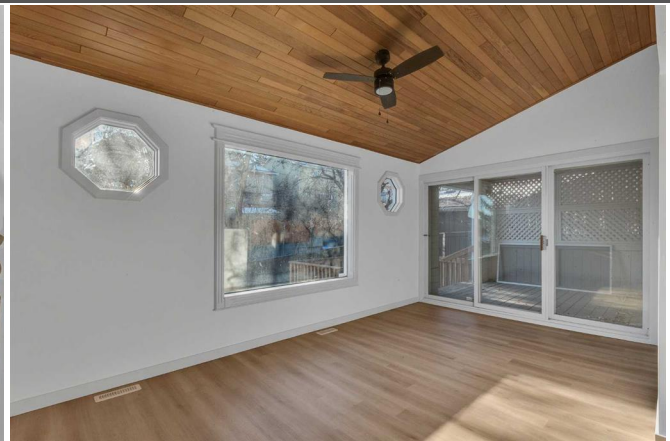
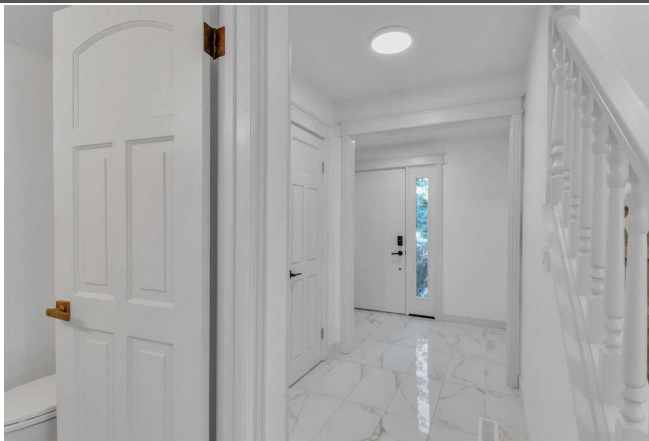
Laundry	Lower	7`3" x 5`0"	Balcony	Upper	10`0" x 9`2"
Other	Main	9`8" x 9`6"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	7910797
Remarks	

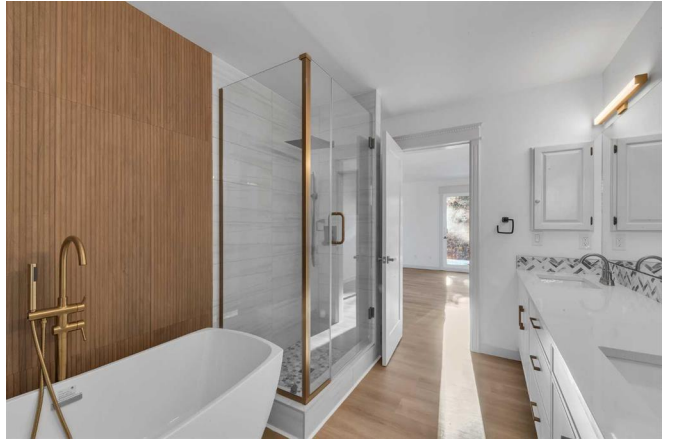
Pub Rmks: **Welcome to your dream home! This beautifully renovated two-story residence combines modern luxury with timeless appeal. With a spacious interior and an inviting atmosphere, this property is perfect for both entertaining and everyday living. It's a must-see! As you enter, you're greeted by a bright and airy foyer that leads to the dining, kitchen & living areas. The expansive living room features large windows filling the space with natural light, while elegant flooring sets a warm tone. The heart of the home is the gourmet kitchen, complete with newer white appliances, sleek quartz countertops, and a generous island perfect for casual meals. The adjacent dining area provides a seamless flow for family gatherings and dinner parties. The second floor offers a serene retreat with a spacious primary suite featuring a luxurious ensuite bathroom and a wall-to-wall closet. Two additional bedrooms and a beautifully updated bathroom provide plenty of space for family or guests. The finished basement adds a whole new dimension to the home, offering a versatile space that can be used as a family room, game room, or home gym. Plus, there's ample storage and a dedicated laundry area for convenience. Step outside to your low-maintenance, private backyard oasis! The large patio invites you to unwind or host summer barbecues. Located in a friendly neighbourhood with easy access to parks, schools, and shopping, this renovated home is a perfect blend of style, comfort, and functionality. Don't miss the opportunity to make it yours! Click the 3D tour for a sneak peek and reach out to book a showing. OPEN HOUSE SATURDAY JAN. 11, 2025 ~ 2:30 PM - 4:30 PM**

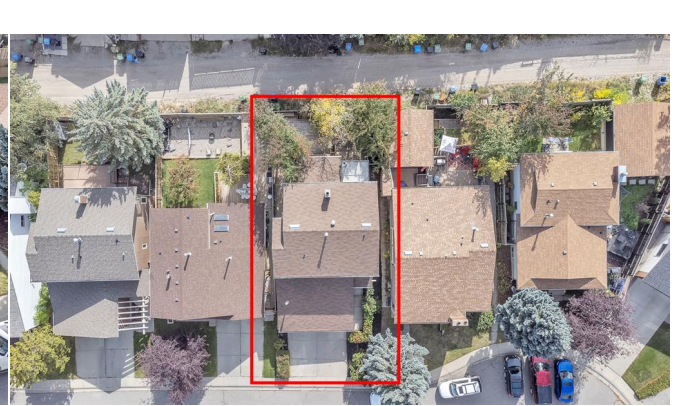
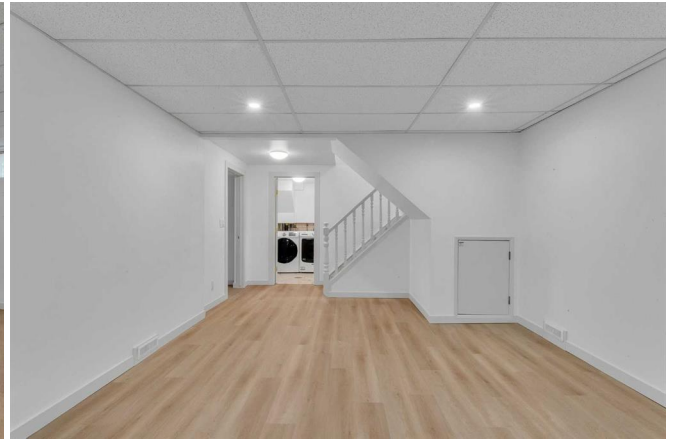
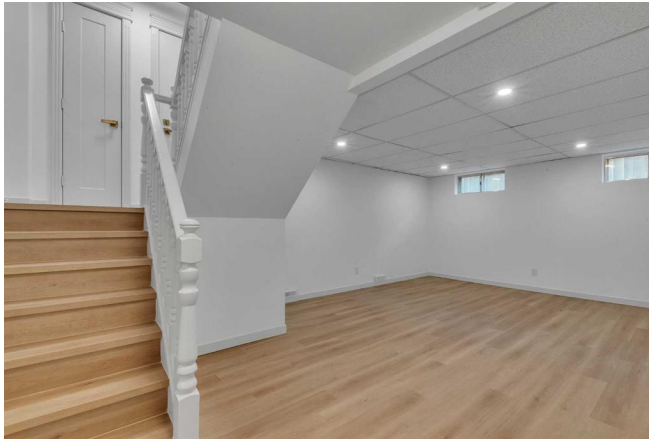
Inclusions: **None**
Property Listed By: **eXp Realty**

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











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