



THE
A-TEAM

**RE/MAX
FIRST**

53 STRATHLEA Grove, Calgary T3H5C5

MLS®#: **A2185374** Area: **Strathcona Park** Listing Date: **01/04/25** List Price: **\$1,090,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,603 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,148**
 Low Sqft:
 Ttl Sqft: **2,148**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	50`4" x 36`8"	Kitchen	Main	45`8" x 39`8"
Dining Room	Main	39`1" x 26`0"	Family Room	Basement	73`7" x 55`0"
Den	Main	38`0" x 35`10"	Foyer	Main	29`3" x 13`11"
Storage	Main	22`2" x 15`10"	Laundry	Basement	73`7" x 33`1"
Bonus Room	Upper	62`1" x 50`7"	Bedroom - Primary	Upper	39`1" x 52`6"
Bedroom	Upper	39`11" x 32`7"	Bedroom	Upper	39`1" x 41`7"
Bedroom	Basement	38`0" x 24`7"	Bedroom	Basement	44`10" x 27`11"

Walk-In Closet
5pc Ensuite bath
4pc Bathroom

Upper
Upper
Basement

19`5" x 16`8"
34`9" x 27`8"
24`10" x 15`10"

2pc Bathroom
4pc Bathroom

Main
Upper

15`10" x 13`11"
16`2" x 25`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0210643

Zoning:
R-G

Remarks

Pub Rmks:

[*Open House Saturday January 11th from 1PM-3PM***]**This meticulously renovated 5-bedroom, 4-bathroom home is situated on a spacious pie-shaped lot in a desirable cul-de-sac in Calgary. It features numerous upgrades, including a modern kitchen with high-end stainless steel appliances, new toilets, luxurious LVP flooring, fresh paint, upgraded windows and blinds, and a new hot water tank. The main floor welcomes you with an open foyer and a contemporary design, which includes a dedicated office/den, a bathroom, and a sizeable mudroom that connects to the double garage. The expansive kitchen boasts a large island, quartz countertops, sleek cabinetry, a corner pantry, and a bright dining area with large windows overlooking the beautifully landscaped backyard and an inviting patio that features built-in seating—perfect for gatherings. Enjoy cozy evenings in the spacious living room, complete with a fireplace, or unwind on your private patio surrounded by mature trees and serene landscaping. The generous outdoor space, including a large deck with a gas line for BBQs, makes hosting parties a breeze. Upstairs offers a bright bonus room featuring large windows, a charming window seat with a stunning view, and ample bookshelf storage. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite bathroom. Two additional bedrooms provide plenty of storage and share a separate full bathroom. The basement enhances the home with a roomy living area equipped with a fireplace and gym space, two additional bedrooms, a full bathroom, and convenient in-suite laundry. Located near reputable schools like Webber Academy and Rundle College, and within walking distance to Roberta Bondar Elementary School and Aspen Landing Shopping Centre, this home offers unbeatable accessibility to all parts of the city and the mountains via the new Stoney Trail. Don't miss the chance to book a showing and experience this beautiful home for yourself!

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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











