

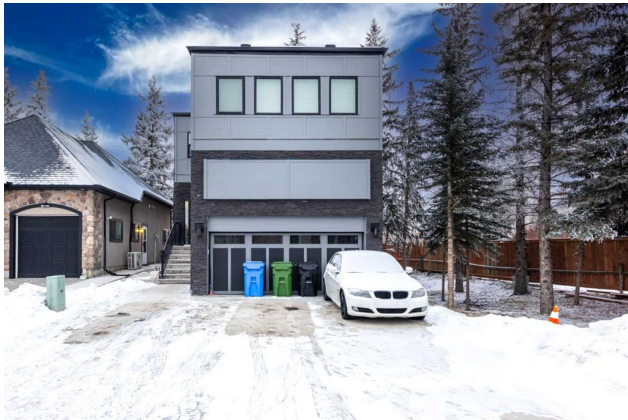


THE
A-TEAM

**RE/MAX
FIRST**

6 STRATHRIDGE Lane, Calgary T3H 0A1

MLS@#: **A2186435** Area: **Strathcona Park** Listing Date: **01/10/25** List Price: **\$1,250,000**
 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: **2024** Abv Sqft: **2,173**
Lot Information Low Sqft:
 Lot Sz Ar: **6,243 sqft** Ttl Sqft: **2,173**
 Lot Shape:

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Irregular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt** Construction: **ICFs (Insulated Concrete Forms)**
 Heating: **Heat Pump** Flooring: **Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`5" x 17`9"	Dining Room	Main	40`0" x 25`11"
Storage	Main	56`5" x 62`8"	Kitchen	Main	36`5" x 52`10"
Living Room	Main	40`0" x 53`2"	4pc Bathroom	Second	26`3" x 13`6"
5pc Ensuite bath	Second	27`11" x 25`11"	Bedroom	Second	39`0" x 52`6"
Bedroom	Second	36`9" x 52`6"	Family Room	Second	46`3" x 46`3"
Bedroom - Primary	Second	56`5" x 39`4"	2pc Bathroom	Basement	19`4" x 23`7"
4pc Bathroom	Basement	16`9" x 26`11"	Bedroom	Basement	38`5" x 38`5"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**38`5" x 38`9"
19`4" x 29`11"**

Kitchen

Basement

37`1" x 49`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0412833

Remarks

Pub Rmks: **Discover this exceptional home with over 2100 sq. ft. of thoughtfully designed living space. The main level features a spacious living area with seamless access to additional storage cleverly positioned above the garage, ensuring practicality without compromising style. Upstairs, you'll find 3 oversized bedrooms, including a primary suite with an ensuite, along with a versatile bonus room and 2.5 bathrooms. The fully finished ****illegal basement suite**** enhances the home's appeal with 2 additional bedrooms, a second kitchen, 1.5 bathrooms, a convenient laundry room, and a separate entry—perfect for multi-generational living or additional rental income. Built with durable ICF construction and situated on a generous 6,243 sq. ft. lot, this home also features a modern heat pump for energy-efficient heating and cooling. Don't miss this unique opportunity to own a home that blends modern living. ****The seller is also willing to rent this property.**** Book your showing today!**

Inclusions: **N/A**
Property Listed By: **CalEstate Realty**

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



