



THE
A-TEAM

**RE/MAX
FIRST**

1318 STRATHCONA Drive, Calgary T3H 3S1

MLS®#: **A2188649** Area: **Strathcona Park** Listing Date: **01/18/25** List Price: **\$949,900**
 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: **1998** Abv Sqft: **2,081**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,295 sqft** Ttl Sqft: **2,081**
 Lot Shape:

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, Pantry, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 13`8"	Kitchen	Main	20`6" x 13`3"
Dining Room	Main	13`3" x 11`10"	Family Room	Upper	18`4" x 13`4"
Game Room	Basement	18`1" x 13`1"	Bedroom - Primary	Upper	18`11" x 13`8"
Bedroom	Upper	11`0" x 9`8"	Bedroom	Upper	13`9" x 11`0"
Bedroom	Basement	13`1" x 8`1"	2pc Bathroom	Main	4`11" x 4`10"
5pc Ensuite bath	Upper	10`7" x 10`1"	4pc Bathroom	Upper	7`11" x 6`0"
3pc Bathroom	Basement	8`11" x 5`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9810612

Remarks

Pub Rmks: **Welcome to this stunning 2-storey detached home nestled on a peaceful street in the sought-after SW community of Strathcona. Boasting over 2,900 sq. ft. of meticulously developed living space, this property offers 4 bedrooms, 3.5 bathrooms, and a double attached garage, making it an ideal choice for families seeking both style and functionality. As you step inside, you'll be greeted by gleaming hardwood floors and an abundance of natural light streaming through the expansive windows. The spacious living room is the heart of the home, complete with a cozy gas fireplace, perfect for relaxing evenings. The modern kitchen is equipped with wood cabinetry, a central island with a breakfast bar, and a convenient pantry for all your storage needs. Adjacent to the kitchen, the dining area offers a seamless flow for family meals and entertaining. Upstairs, you'll discover three generously sized bedrooms, including a luxurious primary suite. The primary retreat boasts a large walk-in closet and a spa-like 5-piece ensuite, offering a serene escape at the end of the day. The fully finished basement extends the living space, providing a versatile family/theater room, a fourth bedroom, and a 3-piece bathroom—perfect for guests or growing families. Outside the beautifully landscaped backyard features a spacious deck, ideal for summer gatherings or quiet relaxation under the sun. Conveniently located close to schools, restaurants, shopping, and public transit, this home truly has it all. Don't miss the opportunity to make this exceptional property your own!**

Inclusions: **BBQ, Speakers/Projector/Screen in basement**
Property Listed By: **2% Realty**

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











