



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 STRATHRIDGE Crescent, Calgary T3H 3R9**

MLS® #: **A2199548**      Area: **Strathcona Park**      Listing Date: **03/07/25**      List Price: **\$1,195,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **5,295 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,107**  
 Low Sqft:  
 Ttl Sqft: **2,107**

DOM

**2**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Many Trees,Paved,Street Lighting**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<u>Legal/Tax/Financial</u>					

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **9810612**

Remarks

Pub Rmks:

**\*\*\* OPEN HOUSE Sat Mar 8, 2025 2pm - 4pm \*\*\*** Nestled in a quiet cul-de-sac in the sought-after community of Strathcona Park, this beautifully updated two-storey home offers comfort, style, and functionality for modern family living. Boasting over 2000 sqft of living space, this air-conditioned home features 4 bedrooms, 3 bathrooms, a main-floor office, and a fully developed basement—perfect for growing families or those needing extra space. As you step inside, you're greeted by a bright and inviting flex room with elegant French doors, ideal for use as a formal dining room, sitting area, or even a playroom. The heart of the home is the stunning, upgraded kitchen, complete with a center island, breakfast bar, granite countertops, designer tile backsplash, and high-end stainless steel appliances. A second sink and built-in bar fridge make entertaining a breeze, while the spacious seating area and family room offer the perfect place to gather, complete with a cozy gas fireplace with slate accents. French doors lead to a large west-facing deck with glass panel railings, a gas line for easy BBQing, and a private, beautifully landscaped backyard—ideal for summer gatherings or simply unwinding after a long day. A stylish 2-piece powder room and a convenient main-floor laundry room complete this level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, featuring a jetted soaker tub and a separate shower—a perfect retreat at the end of the day. Two spacious secondary bedrooms and a well-appointed full bathroom complete the upper level. The fully developed basement offers even more living space, including a huge recreation and great room with a second gas fireplace, a fourth bedroom, and a versatile workshop area—perfect for hobbies, crafts, or additional storage. Additional features include a newer furnace, a double attached garage, and a prime location within walking distance to top-rated schools, transit, parks, and everyday amenities. With its quiet location, functional layout, and impressive upgrades, this is an exceptional family home that offers unbeatable value. Don't miss your chance to make it yours!

Inclusions:

Property Listed By:

**Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage door opener with controls, Bar Fridge, A/C Unit, (3) Ceiling Fans  
Greater Property Group**

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





















