



**308 Edgefield Close  
Strathmore, Alberta**

**MLS # A2290008**



**\$494,900**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Oversized, See Remarks, Single		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Remarks
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** \$5K Credit to The Brick

Welcome to the Soho Duplex by Akash Homes, located in the vibrant community of Edgefield in Strathmore—where modern design meets small-town charm. This thoughtfully designed two-storey duplex offers approximately 1,540 sq ft of living space with a functional, open-concept layout ideal for today’s lifestyle. The main floor features 9-foot ceilings, a spacious living and dining area, and a stylish kitchen complete with quartz countertops, modern cabinetry, and an LED lighting package, creating a bright and inviting space for everyday living and entertaining. Upstairs, you’ll find three well-proportioned bedrooms, including a comfortable primary retreat, along with the added convenience of upstairs laundry with a full sink—a practical touch that enhances daily life. Designed with both comfort and efficiency in mind, the Soho offers a smart floor plan that maximizes space while maintaining a contemporary aesthetic throughout. Situated in Edgefield, one of Strathmore’s most desirable newer communities, residents enjoy access to parks, pathways, schools, and amenities, all while being just a short drive east of Calgary—perfect for commuters seeking affordability without sacrificing convenience. Whether you’re a first-time home buyer, a growing family, or an investor, the Soho Duplex delivers style, function, and long-term value in a welcoming community.