



**312 Edgefield Close
Strathmore, Alberta**

MLS # A2290015



\$494,900

Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,545 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Oversized, See Remarks, Single		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Remarks
Foundation:	Poured Concrete	Utilities:	-
Features:	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.