



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1111 Westmount Drive  
Strathmore, Alberta**

**MLS # A2232032**



**\$579,900**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated, Other		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Level, On Golf Course, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

**WELCOME TO YOUR NEW CHAPTER!** Discover this beautifully appointed fully developed 4-bedroom bungalow situated conveniently near a serene park and picturesque lake. **OVER 2400 SQ FT OF LIVING SPACE IN STRATHMORE LAKES ESTATES!!** As you enter the foyer, you'll be greeted by an open concept main floor and flooring that enhances the home's inviting ambiance. Cozy up by the fireplace and enjoy the elegance of granite countertops complemented by the amazing vaulted ceilings. **Features You'll Love..** Luxurious Master Suite: Designed to accommodate a king- sized bed and dressers, the master suite offers a generous bathroom featuring a corner tub, a separate shower, and dual sinks set in a large granite- top vanity. Versatile Second Bedroom: Perfect for guests or as a home office, the second bedroom is thoughtfully designed. Additionally, the lower level includes an office, a family room, and two more spacious bedrooms, creating an ideal environment for family gatherings, workouts, gaming, or movie nights. Every room boasts impressive sizes, ensuring comfort and versatility. 2 additional bedrooms on lower level makes this a perfect 4 bedroom home for any family. **OUTDOORS:** Step outside to find a covered deck featuring new vinyl flooring, a dog run, and ample space for outdoor play. Enjoy the convenience of walking paths that lead to the nearby park and lake, perfect for leisurely strolls or family outings. **ADDITIONAL HIGHLIGHTS:** New furnace installed in February 2024, Air conditioning added in 2022, Property boasts a generous 50-foot backyard! With easy access for commuting to the city, this home is a perfect blend of comfort, style, and practicality. Come view this property and envision it as your new place to call home!

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