



**GRASSROOTS**  
REALTY GROUP

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**401 Strathford Bay  
Strathmore, Alberta**

**MLS # A2239045**



**\$524,900**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed, Central Vacuum System and Attachments

Welcome to 401 Strathford Bay, a true gardener's paradise! This immaculately maintained bi-level home boasts over 2100 sq/ft of living space and is situated on a desirable corner lot with a stucco exterior and convenient back alley access. As you step inside, you'll be captivated by the vaulted ceilings that enhance the spacious living room, complete with a cozy fireplace and adjacent dining area. The bright kitchen features granite countertops and a beautiful backsplash, perfect for culinary enthusiasts. This home offers three good size bedrooms on the main floor, including a spacious master bedroom with an ensuite. The fully finished basement adds even more value, featuring an additional "extra large" bedroom, a four-piece bath, and a gigantic rec room with a custom-built corner fireplace and extensive stonework, as well as a wet bar for entertaining. The large garage includes a man door for ease of access. Step outside to a beautifully maintained backyard, where you'll find a two-tiered deck with a BBQ gas line, surrounded by mature trees, fruit trees, and vibrant shrubs. This incredible property truly has it all—don't miss your chance to make it yours!