



GRASSROOTS
REALTY GROUP

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**36 Brentwood Drive E
Strathmore, Alberta**

MLS # A2241080



\$462,500

Division:	Maplewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions:	None
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This thoughtfully designed bungalow blends functionality, comfort, and convenience. The main level offers a bright open open-concept living and dining area with durable flooring and soft neutral tones throughout. The kitchen provides generous cabinet and prep space, and connects easily to both the dining area and a bonus sunroom at the back of the home. This flexible space is ideal for a home office, reading nook, or kids’s playroom. There are three well-proportioned bedrooms on the main level, including a primary bedroom with its private two-piece ensuite, plus a full four-piece bathroom for family or guests. Downstairs, the fully developed basement adds exceptional utility. It includes a fourth bedroom with its three-piece ensuite, a large rec room perfect for casual living or entertaining, a dedicated laundry area, and ample storage throughout. Set on a quiet street in a mature neighbourhood with tree-lined lots and long-term neighbours, this property is located just steps from École Brentwood Elementary and within minutes of both junior high and high school options. It’s an excellent fit for a young family and offers the layout and location to remain practical and accommodating as life and needs evolve.