



GRASSROOTS
REALTY GROUP

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**12, 707 Westmount Drive
Strathmore, Alberta**

MLS # A2243952



\$239,900

Division:	Westmount_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	910 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Carport, Covered		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	None	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Shelving in the outside Storage Shed

This beautifully updated Westmount Place condo is extensively renovated and 100% MOVE-IN READY! Fresh paint, new flooring, remodelled bathroom, modern cabinet doors, and upgraded appliances are highlights adding both beauty and function. Each bedroom is designed for true comfort, complete with new built-in wardrobes offering generous storage and blackout blinds for restful nights. The unit also has its own furnace, hot water heater, and in-suite laundry to maximize your convenience. Another standout feature is the remarkable quietness that allows you to truly relax. Outside, a dedicated carport keeps your vehicle protected year-round, while your private and secured on-site storage room offers plenty of space for seasonal items, bikes, and sporting gear. The very reasonable condo fees make your life easier by covering nearly everything except electricity and internet! Being located in a quiet, family-friendly neighborhood with a park right across the street, close to schools, walking paths, and lakes, plus the easy commute to Calgary, this home is ideal for first-time buyers, downsizers, or investors. Make this MOVE-IN READY home yours before someone else does!