



GRASSROOTS
REALTY GROUP

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**210, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2244122



\$329,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Outside, Parkade, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: none

This fantastic unit in the Savana Condos of Strathmore offers a prime location within walking distance to the lake, pond, and all nearby amenities. With over 1,000 square feet of living space, this spacious two-bedroom, two-bathroom condo is an excellent opportunity for both homeowners and investors. The unit includes three titled parking stalls—one tandem heated underground stall (with extra storage in front) and one titled exterior surface stall. Underground stall is 111 and surface stall is 205. Inside, the layout is open and inviting with open concept from the living room to the dining area and kitchen. The kitchen is thoughtfully designed with abundant cabinet space, upgraded stainless steel appliances including a fridge with water and ice, a large L-shaped island with an eating bar, a pantry, and granite countertops. Ceramic tile flooring is featured in the kitchen and bathrooms, while the rest of the unit is finished in carpet. The living room offers a cozy gas corner fireplace and access to a spacious balcony with a lovely view. The master bedroom is impressively large and filled with natural light from multiple windows. It includes a walk-through closet that leads to a luxurious five-piece ensuite with double sinks, a separate shower, and a soaker tub. The second bedroom is also generous in size with plenty of closet space, and there's an additional four-piece bathroom for guests. For added comfort, the unit features in-floor heating, air-conditioning unit on the deck and wall unit in living room, and a washer and dryer are conveniently located in-suite. This well-managed complex is known for its popularity and desirability. Currently, the property is tenanted with a lease in place until June 2026 at \$2,000 per month. The tenant is open to extending their stay, making this a strong investment opportunity for those looking to secure a reliable rental income. Please note that while dogs

are not permitted in the complex, cats are allowed with board approval.