



**GRASSROOTS**  
REALTY GROUP

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**230 Wildrose Drive  
Strathmore, Alberta**

**MLS # A2248617**



**\$699,000**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave hood fan and washer and dryer in the basement

Modern Living Meets Income Potential in This Stunning New Build! Step into style and sophistication with this beautifully designed 2-storey home featuring a legal 1-bedroom basement suite &mdash; perfect for multi-generational living or rental income. With modern finishes throughout, this home offers the perfect blend of form and function. The main level welcomes you with an open-concept floor plan that flows seamlessly from the elegant kitchen &mdash; complete with a large center island, sleek cabinetry, and stylish fixtures &mdash; into the spacious living room with a cozy gas fireplace, ideal for entertaining or relaxing evenings at home. Upstairs, you'll find a versatile bonus room and three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a 3 piece ensuite. The lower level features a legal 1-bedroom suite with its own private entrance, thoughtfully designed with modern touches and a full kitchen, making it ideal for tenants or guests. Whether you're looking for your forever home or a smart investment opportunity, this home has it all &mdash; style, space, and income potential. Don't miss your chance to make it yours! This home is applicable for the GST rebate- ask you Mortgage broker or accountant for more details! NOTE THIS HOME is complete with 2 sets of appliances including Washer and dryers ++++ AC --Huge Benefits to making this one YOURS