



GRASSROOTS
REALTY GROUP

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314, 1005B Westmount Drive
Strathmore, Alberta

MLS # A2249332



\$359,000

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to AFFORDABLE LUXURY living, in the highly sought after SAVANA. 2 bedrooms and 2 bathrooms with all of the luxuries including: STONE counter tops, STAINLESS appliances, IN FLOOR heat, IN SUITE A/C, corner gas fireplace, in suite laundry, plus more! Open concept kitchen and living room, with large windows for natural light. Enjoy your morning coffee on your outdoor patio. Condo fee's include ALL UTILITIES except electricity. Great Management Company, SUPER quiet building, plus a solid reserve fund. One TITLED parking stall in the secure, camera monitored HEATED UNDERGROUND parkade and 1 additional TITLED surface parking. Storage cage is in the front of the underground parking stall. Why rent when you can own at this price!! Good Sized Deck 12x8. Natural Gas Hookup for Barbeque