



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 1005A Westmount Drive
Strathmore, Alberta

MLS # A2252593



\$354,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Parking Lot, Parking Pad, Paved, Secured,		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to this exceptional CORNER UNIT in the highly sought-after Savana, offering one of the most QUIET and PRIVATE locations in the complex. This bright and spacious 2 BEDROOM, 2 BATHROOM condo is filled with natural light from the abundance of windows. The open layout features GRANITE COUNTERTOPS and a cozy CORNER STONE-FACED GAS FIREPLACE with mantle, creating a warm and inviting living space. Step outside to the beautiful balcony where you can often enjoy watching local WILDLIFE pass by. A rare find, this unit comes with 3 TITLED PARKING STALLS – 2 located in the HEATED UNDERGROUND PARKADE and 1 above ground. Savana continues to be one of the most desirable complexes in Strathmore, known for its peaceful setting and quality of living. Book your showing quickly, before it goes!