

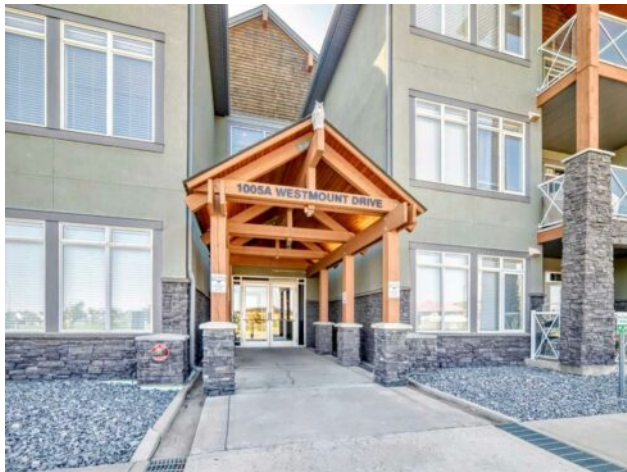


GRASSROOTS
REALTY GROUP

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

**115, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2252833



\$299,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Strathmore Lakes Estates | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 963 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 657 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | NA | | |

Welcome to the highly sought-after SAVANA complex! This bright and inviting CORNER UNIT offers 2 BEDROOMS and 2 BATHROOMS in a spacious, open layout. You'll love the timeless finishes including GRANITE COUNTERTOPS, STONE-FACED FIREPLACE WITH MANTLE, IN-SUITE LAUNDRY, and IN-FLOOR HEATING, all complemented by being WIRED FOR TELUS 4K. The stove has been RECENTLY UPDATED, adding extra peace of mind and value. The unit faces NORTH, filling the space with gentle, even light throughout the day. Step outside to your PRIVATE BALCONY with a GAS LINE HOOKUP for BBQs. Parking is a breeze with your TITLED STALL located directly in front of the unit — perfect for unloading groceries or welcoming guests with ease. Known as one of Strathmore's premier addresses, the Savana offers quiet living in a beautifully managed complex. Why rent when you can OWN FOR CLOSE TO THE SAME COST? Whether you're a first-time buyer, looking to downsize, or an investor seeking a great opportunity, this property checks all the boxes!