



GRASSROOTS
REALTY GROUP

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**102, 1005B Westmount Drive
Strathmore, Alberta**

MLS # A2253728



\$345,000

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions:	TV mounts
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Spacious and bright, this over 900 sq ft corner condo offers comfort and convenience in a fantastic layout. The open floor plan features a welcoming living room anchored by a corner gas fireplace, perfect for cozy evenings. The kitchen is well-appointed with new stainless steel appliances, granite countertops, and a breakfast bar that's ideal for casual dining or entertaining. With 2 bedrooms and IN-SUITE laundry, the unit balances practicality with style. Step outside to a large private patio, a rare find for condo living. This home also comes with the bonus of THREE titled parking stalls—TWO underground and one surface level—plus the comfort of air conditioning for warm summer days. A great opportunity for first-time buyers, downsizers, or investors!