



GRASSROOTS
REALTY GROUP

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**150 Parklane Drive
Strathmore, Alberta**

MLS # A2256746



\$599,900

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,342 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Level,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Radon reduction system, water scale removal 'scale sweeper', PCO Air Filtration System, smart stair light system (smartphone controlled), multi-room audio speakers, Murphy bed (bsmt bedroom)

Nestled in the serene community of Aspen Creek, this beautifully maintained bungalow enjoys an exceptional setting—backing onto mature trees, a park, and scenic walking paths. From the inviting covered front porch, you step into a spacious living room centred around a cozy fireplace, perfect for relaxing evenings. A formal dining room provides an elegant backdrop for gatherings, while the bright eat-in kitchen is a true highlight with extensive cabinetry, a central island, a convenient pantry, and a bay-window dining nook that floods the space with natural light. The main floor hosts three comfortable bedrooms, including a primary retreat complete with a full ensuite and generous walk-in closet. Downstairs, the fully finished basement offers impressive versatility, featuring a large bedroom, two expansive recreation rooms, an office area, and three storage rooms—ideal for hobbies, guests, or extended family. Recent updates bring peace of mind with a new roof (2017) and a brand-new hot water tank. Added conveniences include main floor laundry, central air conditioning, an attached double garage, and a raised back deck that overlooks your own private forested oasis. The landscaped yard enhances the sense of seclusion and tranquility. Modern upgrades throughout elevate everyday living: the home is wired for audio, features custom smartphone-controlled LED lighting on the basement stairway, and includes a radon reduction system, water scale reduction system, water filtration, and a PCO central air purification system. With schools and shopping nearby, and set in one of Strathmore's most desirable locations, this home offers the perfect blend of comfort, convenience, and serenity.