



**GRASSROOTS**  
REALTY GROUP

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**102 Parklane Drive  
Strathmore, Alberta**

**MLS # A2261576**



**\$570,000**

<b>Division:</b>	Aspen Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained home, offering space, comfort, and a yard you'll love to spend time in. The open main floor is bright and airy with vaulted ceilings, featuring a front living room with a cozy gas fireplace, seamlessly connected to the kitchen with an island and eating area. This level also includes two bedrooms and a 4-piece bath. The upper level is a private retreat, boasting a large primary bedroom with a walk-in closet and a 4-piece ensuite. The fully developed lower level adds even more living space with a spacious rec room, an additional bedroom, and another bathroom—perfect for family or guests. Recent upgrades provide peace of mind, including new siding, eaves, soffits, fascia, shingles, resurfaced deck with waterproof under-deck storage, and more. Step outside to your own backyard oasis filled with mature trees, apple trees, cherry trees, and Saskatoon bushes—an incredible setting for entertaining, relaxing, or enjoying nature right at home. This home combines thoughtful updates with a fantastic layout and an amazing outdoor space—truly a must-see!