



**GRASSROOTS**  
REALTY GROUP

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## 10 Grande Point Estates Strathmore, Alberta

**MLS # A2261671**



**\$680,000**

<b>Division:</b>	Grande Pointe Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,645 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Gasline for BBQ

This immaculate, move-in ready home offers over 3,300 sq. ft. of beautifully finished living space in one of Strathmore's most desirable cul-de-sacs. With a tile roof, stucco exterior, and timeless design, this property has been exceptionally maintained and is ready for its next family. Step inside to a vaulted entrance that opens into a bright, open-concept main floor filled with natural light. The spacious kitchen features granite countertops, a corner pantry, stainless steel appliances, and a sunny breakfast nook overlooking the backyard. The inviting family room is anchored by custom oak built-ins with granite accents, perfect for cozy evenings or entertaining. A convenient main floor laundry, mudroom, and 2-piece bath complete this level. Upstairs, you'll find a generous bonus room — ideal for a kids' zone, family movie space, or home office. The primary suite easily accommodates a king bed and offers a full ensuite and walk-in closet. In total, this home provides 5 bedrooms and 3 full bathrooms, giving everyone their own space. The professionally finished basement, developed by the builder, adds even more living and storage options. Outdoor living is made easy with a deck (with gas line for BBQ), underground sprinklers, and mature landscaping. Additional highlights include: dual furnaces, dual hot water tanks, and a reverse osmosis system. All this in a prime location: tucked away on a quiet cul-de-sac, just steps from parks, playgrounds, the new rec centre, and walking/biking paths. You'll love the small-town charm of Strathmore with the convenience of easy access to Calgary for commuters. A rare opportunity to own a large, well-appointed family home in a highly sought-after neighbourhood — don't miss it!