



GRASSROOTS
REALTY GROUP

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**207, 1005B Westmount Drive
Strathmore, Alberta**

MLS # A2264999



\$329,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,038 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Outside, Parkade, Parking Lot,		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Finally, the moment you've been waiting for! Presenting one of the LARGER TWO-BEDROOM units in the Savana, offering an impressive 1,038 sq ft of beautifully designed living space. This exceptional condo faces STRATHMORE LAKE, providing views from your PRIVATE BALCONY, complete with a gas line for BBQ days! Inside, you'll find luxurious GRANITE COUNTERTOPS, NEWER FRIDGE, STOVE AND DISHWASHER, and a cozy CORNER STONE FIREPLACE, along with IN-FLOOR HEATING that ensures year-round comfort. Stay cool during the summer months with CENTRAL AIR CONDITIONING. The large primary bedroom is generously sized for your king bed and features walk-in/through closets leading to a three-piece ensuite. The second bedroom is perfect for guests or as a home office. Enjoy the convenience of IN-SUITE WASHER AND DRYER and take advantage of the peaceful walking and biking paths around Strathmore Lake. This quiet building also includes 1 TITLED UNDERGROUND PARKING STALL in the SECURE HEATED PARKADE and 1 TITLED ABOVE GROUND PARKING STALL. And yes... there is EXTRA STORAGE for you, with your TITLED STORAGE unit. Don't miss your chance to experience lakeside living at its finest!