



GRASSROOTS
REALTY GROUP

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123 Aspen Circle
Strathmore, Alberta

MLS # A2265261



\$550,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: electric fireplace and TV in primary bedroom, shed, TV in main floor living room

Family living is so comfortable in this central air conditioned thoughtfully built (2009) two-story home offering roughly 1,829 sq ft above grade and a fully finished basement, designed to accommodate both busy days and relaxed evenings. Bring your RV's! Nothing to do but move in and enjoy! As you arrive, a welcoming roomy foyer greets you with plenty of natural light that flows through the open main floor, where the function friendly kitchen — complete with stainless appliances, expansive island with butcher block counter, and corner pantry — transitions easily into the dining and living room areas, plus access to the screened in deck. A convenient half bath and main floor laundry (located near the garage access) round out this level. Upstairs, staircase complete with lighting, the spacious primary suite provides a private retreat with a four-piece ensuite and walk-in closet, accompanied by two well-sized bedrooms and a full bath. The lower level is ideal for family downtime or creative uses, with a recreation/media room, additional living space, and another half bath. Outside, your fully fenced mature yard is a safe space for kids and pets, while the heated double attached garage plus side drive offers generous parking — including RV access. New Shingles(2025), Heating system(2020), Paint(2024), Custom Blinds(2024).Nestled in the desirable Aspen Creek neighborhood, this home is close to parks, walking trails, playgrounds, and is within walking distance to schools, making it an ideal fit for young families seeking a central location. With shopping, dining, and community amenities just a short drive or stroll away, 123 Aspen Circle blends comfort, convenience, and connectivity in one family-friendly package — book your showing today and imagine your life here.

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