



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11 MAPLEWOOD Green
Strathmore, Alberta**

MLS # A2268318



\$465,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,521 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Other		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Lev		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters		

Inclusions: N/A

Set in a quiet, established neighbourhood with a central park and playground just steps away, this 3-bedroom, 2.5-bath, 1,521 sq ft home has been extensively renovated and presents in near-new condition. Updates include a new kitchen, refreshed bathrooms, new flooring, plush carpeting, high-end blinds, a new hot water tank, and replacement of most windows, with the roof approximately 5 years old. Inside, the layout offers generous, functional living space with the flexibility today's buyers are looking for. Custom Calgary Closet systems in the primary bedroom, kitchen, and main-floor bathroom maximize storage and keep everything organized. Laundry can be located either in the basement or in the main-floor bathroom, allowing you to choose the setup that best suits your lifestyle. With its size, upgrades, condition, and location, this property offers strong value on a price-per-square-foot basis. It is truly move-in ready and available for quick possession, with the opportunity to be settled in before Christmas.