



GRASSROOTS
REALTY GROUP

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

1409 Strathcona Way
Strathmore, Alberta

MLS # A2271045



\$459,900

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	873 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to this beautiful semi-detached bi-level home with over 1,600 SQ.FT of total living space; located in the desirable community of Strathaven, a peaceful, family-friendly neighborhood close to parks, schools, and all the amenities Strathmore has to offer. This bright and well-maintained home is perfect for first-time buyers, young families, downsizers, or investors seeking flexibility and value. Enjoy the convenience of a live-up/rent-down setup, featuring two fully developed two-bedroom suites. The lower level includes an illegal mother-in-law suite, with a private side entrance for added versatility. The main level features a welcoming open-concept layout with a cozy living room, spacious kitchen and dining area, two comfortable bedrooms, a full 4-piece bathroom, and upper-level laundry. Recent updates include new flooring and fresh paint throughout, giving the home a modern and refreshed look. The lower level offers a private entrance, second kitchen, two additional bedrooms, full bathroom, and ample storage space ;ideal for extended family or as a mortgage helper. Notable updates include a new roof (2025) and hot water tank (2019). Outside, you’ll enjoy a west-facing fenced backyard perfect for pets, gardening, or relaxing evenings, plus a single attached garage. Easy Main level Available and vacant for showings, Lower level occupied by a tenant (24 notice required). This Bi-level is Conveniently located near major amenities such as Walmart, Sobeys, Calgary Co-op, Cozy Cup Bar, Rocky’s Bakery, Starbucks, PJ’s Diner, and several parks including Strathmore AG Campground and Dinosaur Sledding Hill. Families will love the nearby schools like: Wheatland Elementary, Crowther Memorial Junior High, and Strathmore High School; all just minutes away. This lovely bi-level blends comfort, functionality, and investment potential

— a wonderful opportunity to enjoy small-town living with big value.