



GRASSROOTS
REALTY GROUP

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**1241 Westmount Drive
Strathmore, Alberta**

MLS # A2272218



\$499,999

Division:	Strathmore Lakes Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,609 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions:	NA
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Open House: Sat Jan 17th 1:00pm - 3:00pm. Welcome to your new home in the desirable community of Strathmore Lakes — an end unit townhome offering exceptional space, thoughtful design, and NO condo fees! Inside, you're greeted by a bright and modern open-concept layout perfect for cooking, entertaining, and everyday living. The stylish kitchen features quartz countertops, abundant cabinetry, a walk-through pantry, and a large island that doubles as an additional eating area. The seamless design makes meal prep effortless and gatherings enjoyable. Upstairs, you'll find three generously sized bedrooms, a dedicated office/homework area, and a spacious laundry room. The primary suite is a true retreat, complete with a luxurious 5-piece spa-inspired ensuite featuring a jetted soaker tub and separate stand-up shower. The two additional bedrooms are well-appointed and thoughtfully separated by a 4-piece main bathroom. The lower level offers an additional 560 sq. ft. of unfinished space, fully roughed-in and ready for your future development ideas—whether a rec room, home gym, or additional bedroom and bath. Outside, this home continues to impress with an expansive fully fenced backyard, ideal for kids, pets, gardening, or hosting summer get-togethers. Add in the rare double attached garage, and this property truly stands out for both convenience and value. Located in a family-friendly community close to paths, parks, and amenities, this home offers comfort, functionality, and room to grow. Don't miss your chance to make this exceptional property yours—book your showing today!