



GRASSROOTS
REALTY GROUP

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**230 Wildrose Drive
Strathmore, Alberta**

MLS # A2272732



\$689,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave hood fan and washer and dryer in the basement

Modern Living Meets Income Potential in This Stunning New Build! Step into style and sophistication with this beautifully designed 2-storey home featuring a legal 1-bedroom basement suite — perfect for multi-generational living or rental income. With modern finishes throughout, this home offers the perfect blend of form and function. The main level welcomes you with an open-concept floor plan that flows seamlessly from the elegant kitchen — complete with a large center island, sleek cabinetry, and stylish fixtures — into the spacious living room with a cozy gas fireplace, ideal for entertaining or relaxing evenings at home. Upstairs, you'll find a versatile bonus room and three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a 3 piece ensuite. The lower level features a legal 1-bedroom suite with its own private entrance, thoughtfully designed with modern touches and a full kitchen, making it ideal for tenants or guests. Whether you're looking for your forever home or a smart investment opportunity, this home has it all — style, space, and income potential. Don't miss your chance to make it yours! This home is applicable for the GST rebate- ask you Mortgage broker or accountant for more details! NOTE THIS HOME is complete with 2 sets of appliances including Washer and dryers ++++ AC --Huge Benefits to making this one YOURS