



**GRASSROOTS**  
REALTY GROUP

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**408 Edgefield Point  
Strathmore, Alberta**

**MLS # A2272780**



**\$609,900**

<b>Division:</b>	Edgefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to 408 Edgefield Point – a future build by TMT Custom Homes. Construction is set to begin this December with an anticipated June possession, offering you the opportunity to secure a beautifully planned 1,949 sq. ft. home in one of Strathmore’s most sought-after communities. From the moment you pull up, the striking black-and-white exterior sets the tone for the quality and intention TMT is known for. Step inside to a spacious front entry, thoughtfully designed with a connected closet, mudroom, and convenient walk-through pantry that leads directly to the kitchen. The main floor continues with a dedicated office, a well-placed half bath, and a bright open-concept living space. The kitchen, dining nook, and family room flow seamlessly together and are finished with quartz throughout, centered around an elegant electric fireplace. Large windows frame the south-facing backyard, filling the space with natural light. Upstairs, you’re greeted by a generous bonus room highlighted by an 8’ tray ceiling—a signature detail echoed in the primary suite. The primary bedroom features large windows, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. Two additional bedrooms, a full 4-piece bath, and an upstairs laundry room complete the level, creating a layout that balances luxury with everyday function. Built by TMT Custom Homes – “Crafting Homes, Creating Legacies.” This is your chance to personalize and build with a team known for quality over quantity and a hands-on approach to every detail. Located in the desirable Edgefield community, you’re within walking distance to shopping, an incredible school, and a first-class sports facility. TMT also builds in other areas of Strathmore and Lyalta, offering trusted expertise throughout the region. A rare opportunity to secure a custom home in an

ideal family-focused neighbourhood. Reach out for full plan details and the chance to make selections while construction is underway.  
NOTE >>> Measurements are taken from the builder plans.