



**GRASSROOTS**  
REALTY GROUP

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**124 Strathcona Circle**  
**Strathmore, Alberta**

**MLS # A2273750**



**\$340,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub		

**Inclusions:** None

Welcome to 124 Strathcona Circle, a beautifully maintained two-storey townhome tucked into the desirable Strathaven community. From the moment you step inside, you'll notice the thoughtful layout and warm, inviting design that make this home feel both modern and cozy. In the main living area, high ceilings, plush carpeting, and a striking gas fireplace create a cozy yet refined atmosphere. A full wall of windows lets in natural light, and just off this inviting space, you'll find a private covered balcony; ideal for morning coffee, fresh air, or weekend grilling. A few steps up, the open-concept kitchen and dining area overlook the living room below. The kitchen offers great prep space, stylish two-tone cabinetry, stainless steel appliances, and a large window that frames peaceful neighborhood views. Whether you're hosting or enjoying a quiet night in, this layout makes mealtime easy and enjoyable. Upstairs, the generous primary bedroom boasts large windows, dual closets, and its own private 3 piece ensuite. Additional bedrooms and bathrooms are thoughtfully laid out, offering space and flexibility for kids, guests, or a home office. The lower level adds even more versatility with a cozy second gas fireplace, perfect for a playroom, media area, or gym. An attached garage, central air conditioning, and plenty of storage round out this well-appointed home. Located steps from parks, schools, and amenities, this is a fantastic opportunity for anyone seeking style, space, and comfort in a family-friendly neighborhood. Don't miss your chance. Book your private showing today!