



**GRASSROOTS**  
REALTY GROUP

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**24 Brentwood Drive  
Strathmore, Alberta**

**MLS # A2273871**



**\$430,000**

<b>Division:</b>	Brentwood_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks, Wood Counters		

**Inclusions:** N/A

Welcome home to this charming and welcoming updated four-level split, perfectly situated on a quiet street in the desirable community of Maplewood, Strathmore. Offering spacious living, smart design, and fantastic outdoor amenities, this property is truly move-in ready and ideal for a growing family. As you enter, you'll be greeted by the bright and open concept main level, featuring a seamless flow between the living and dining areas, perfect for entertaining. The heart of the home is the large, functional kitchen featuring butcher block countertops and an abundance of cabinet and counter space for easy organization and meal prep. The upper floor provides a tranquil retreat with two generously spacious bedrooms and a shared, well-appointed 4-piece main bathroom, ensuring comfort for the whole family. The first lower level is dedicated to relaxation, featuring a sun-filled family room with patio doors offering direct, walk-out access to the beautifully landscaped backyard, blending indoor and outdoor living. This level also includes a bright third bedroom and a convenient 3-piece bathroom, ideal for guests or a home office. The lowest level—the fully finished basement—adds incredible value and versatility. It boasts a fourth distinct living space, a large recreation room perfect for games, and plenty of utility/storage space with dedicated laundry facilities. Recent updates include a brand new roof and shingles that were installed in July 2025 on both the house and the oversized garage. Furthermore, three new rear windows in the bedrooms feature triple-pane glass, significantly enhancing energy efficiency and comfort. The exterior is equally appealing. The property features an oversized single detached garage that is nearly tandem in depth, offering excellent storage potential. The extra-long driveway is a huge asset, providing parking for an additional three

vehicles. Location is key, and this home delivers. Situated on a quiet street, you're literally around the corner from a neighbourhood park and local schools, plus a fantastic sledding hill for winter fun. For year-round enjoyment, the Strathmore Aquatic Centre is just a couple of minutes away. This Maplewood gem perfectly balances comfortable family living with an ideal location and crucial modern updates. Don't miss your chance to call this exceptional property home!