



**GRASSROOTS**  
REALTY GROUP

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**40 Green Meadow Drive  
Strathmore, Alberta**

**MLS # A2274100**



**\$515,000**

<b>Division:</b>	Green Meadow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks, Street L		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks		

**Inclusions:** garden shed, underground sprinkler system

Move in ready, Park-Facing Bungalow with RV Parking & Fully Developed Basement! Experience the perfect blend of functionality, comfort, and convenience in this lovely bungalow, ideally situated directly across from a park in the mature neighborhood of Green Meadow. Complete with a Double Attached Garage, this home is ready for your touch! Step inside the main level to find a bright, open-concept living and dining area, accented by soft neutral tones and anchored by a cozy gas fireplace. The kitchen boasts generous cabinet and prep space, connecting easily to the dining area and an exceptional covered back deck—perfect for grilling and entertaining. A flexible area in the kitchen is ideal for a breakfast bar, coffee station, or a dedicated homework area. This level features three well-proportioned bedrooms, including the private Primary Suite with its own three-piece ensuite. A full four-piece family bathroom and a highly practical main-floor laundry room (with stacked washer/dryer, utility sink, and freezer) complete the 1395.29 sq ft. main level living. The fully developed basement is an exceptional extension of the home, offering superb utility and entertainment space. It features two massive rec. rooms for casual living and media, a dedicated large at-home work area, and ample storage. Guests will love the private fourth bedroom with a huge walk-in closet and a nearby three-piece bathroom. The exterior is designed for easy living, thoughtfully landscaped with low-maintenance front yard, fully fenced back yard with garden shed, underground sprinkler system, and back alley access to graveled parking area large enough for RV. Located close to George Freeman school and SMP Sports, as well as the beautiful walking paths along the canal, you are minutes to all of Strathmore's amenities. Don't miss this opportunity!

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