

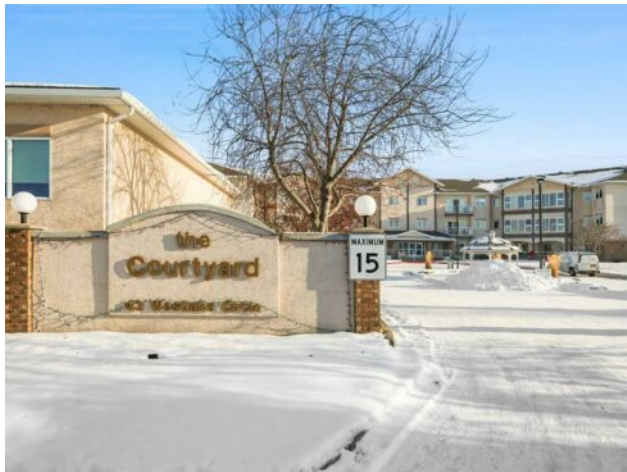


**GRASSROOTS**  
REALTY GROUP

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**104, 43 Westlake Circle  
Strathmore, Alberta**

**MLS # A2274904**



**\$364,900**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, See Remarks, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	all window attachments		

Welcome to Courtyard Adult Living, where comfort, convenience, and community come together. This immaculate and sun-filled main-floor condo offers 2 bedrooms plus a den, 2 full bathrooms and a thoughtfully designed open-concept floor plan that seamlessly connects the kitchen, dining, and living areas. The inviting living room features a corner gas fireplace and opens to a private deck with a pleasant view, perfect for relaxing. French doors lead to the den, making it an ideal space for a home office or hobby room. The spacious primary bedroom includes a walk-in closet and a full ensuite, a second bedroom perfect for visiting guest, while the unit also offers a generous laundry room with additional storage. The bright kitchen is complete with a breakfast bar, a spacious walk in pantry, and the home includes all appliances all new with in the las 5 years, and central air conditioning. The bonus with this home is the two titled underground heated parking stalls, and each unit comes with a storage locker for that extra needed storage space. Residents enjoy excellent building amenities, including an elevator, common sitting area, party/gathering room, library, games room with pool table and shuffleboard, and a lovely outdoor patio. Conveniently located steps from shopping, dining, and everyday amenities, this home delivers exceptional value and an easy lifestyle. Condo fees include numerous utilities. Perfect for downsizing, and seeking low-maintenance living in a welcoming community, this is truly a move-in-ready home where you can relax and enjoy life.