



**216, 1005B Westmount Drive  
Strathmore, Alberta**

**MLS # A2279374**

**\$339,999**



<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	*NOTE: Garage Opener is a Card		

Welcome to the ever-popular Savana Complex, where comfort and style come together in this bright corner unit filled with natural light. The open-concept layout offers a spacious, airy feel, ideal for both everyday living and entertaining. This two-bedroom home features a generously sized primary suite that easily fits a king-size bed, complete with a walk-in closet and private ensuite. The kitchen is finished with rich cabinetry and granite countertops, creating a warm and functional space you'll appreciate every day. Unwind by the corner gas fireplace on cooler evenings, while enjoying year-round comfort with in-floor heating and air conditioning throughout the unit. The unit also includes two titled parking stalls — one underground and heated, plus an additional titled surface stall — along with a separate storage locker, adding exceptional value. All of this is set within a quiet, well-maintained complex that residents love to call home. A fantastic opportunity to step into one of the most desirable condo communities in the area.