



GRASSROOTS
REALTY GROUP

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

MLS # A2279374



\$339,999

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

| | | | |
|--------------------|-----------------------|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 670 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R3 |
| Foundation: | - | Utilities: | - |

Features: 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

Inclusions: *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.