



**GRASSROOTS**  
REALTY GROUP

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**233 Thornbriar Green  
Strathmore, Alberta**

**MLS # A2279462**



**\$650,000**

<b>Division:</b>	Thorncliff_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this stunning split level home showcasing timeless brick curb appeal and a private, treed backyard that's beautifully landscaped for both relaxation and entertaining. Step inside and you'll find modern touches throughout—sleek lighting, contemporary railings, and a perfect mix of hardwood and tile floors. The bright white kitchen is a chef's dream, featuring an island with granite countertops, a gas stove, and seamless flow into the dining area—perfect for family meals or hosting friends. At the front of the home, the living room offers a warm, welcoming space to gather. Upstairs, you'll find three spacious bedrooms, including the primary suite with a walk-in closet and a stylishly updated 3-piece ensuite. A 3-piece main bath completes this level. The third level expands your living space with a large family room, a 3-piece bath, and a convenient mudroom. The finished basement adds even more flexibility with an additional bedroom and rec room. With its combination of charm, function, and plenty of room for everyone, this home is ready to welcome its next family. This home is situated on a huge lot with front yard views of a beautiful green space and park—gorgeous sunsets and Mountain Views in the morning! The maintenance free exterior offers peace of mind to a buyer and showcases the thoughtfulness put into the design of the home! If you are looking for space to raise a family, enjoy all that Strathmore has to offer Call this one your! Amazing access to schools, shopping, pathways, parks- this one is a MUST SEE!