



**107 Strathmore Lakes Common  
Strathmore, Alberta**

**MLS # A2280272**



**\$867,900**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Side		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Track Lighting, Vinyl Windows		

**Inclusions:** Main house: Any window coverings; Back home: All window coverings, heater in garage, Fridge, stove, dishwasher, microwave hood fan, washer and Dryer , All appliances are "as is" in both homes.

Welcome to 107 Strathmore Lakes Common &mdash; a truly rare offering in the coveted lake community of Strathmore Lakes. Opportunities like this almost never come available: two fully independent homes on one lot, offering incredible flexibility for multigenerational living, private guest accommodations, or rental income potential. The main residence offers approximately 1,489 sq ft of thoughtfully designed main-floor living, featuring an open-concept layout where the kitchen with island and pantry flows effortlessly into the bright living room anchored by a cozy gas fireplace. The spacious primary bedroom is a true retreat with a five-piece ensuite featuring a Jacuzzi tub, dual sinks, and separate shower, while a second bedroom and full bath add additional comfort. Convenient main-floor laundry with direct access to the double attached garage makes everyday living easy. Sliding doors open to a ground-level deck that connects seamlessly to the charming front porch of the second home. The partially finished basement offers even more flexibility with an additional bedroom, full bathroom, second laundry hookups, and a versatile space ideal for a home office, gym, or media room, with room remaining to customize. The legal detached second home is an extraordinary bonus, perfect for extended family or income generation, featuring a main floor with its own kitchen, living room with gas fireplace, bedroom, full bath, and laundry, while the lower level includes another bedroom, full bathroom, and flexible media or office space, along with a single attached heated garage. The property has been well maintained and thoughtfully updated, including vinyl siding with stone accents, asphalt shingles, forced-air heating, a brand-new hot water tank (2026), and new windows in the primary bedroom and ensuite (2026). Parking is exceptional with a double attached garage,

single heated garage, and an extra-long driveway providing ample space for vehicles and guests. Enjoy the private yard, welcoming front porch, and beautiful lake pathways just steps away, with schools, parks, playgrounds, and shopping all nearby. Properties offering this level of versatility, income potential, and lifestyle rarely come to market and will not last long.