



GRASSROOTS
REALTY GROUP

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**230 Aspen Creek Crescent
Strathmore, Alberta**

MLS # A2280444



\$540,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

HOME SWEET HOME! This is your AMAZING opportunity to enjoy the perks of small town living in a wonderfully maintained, move-in ready bungalow in the heart of charming Strathmore backing on to a school/green space! This stunning home offers 3 bedrooms, 2.5 bathrooms, 2,183+ fully developed SQFT throughout and a double attached garage. The inviting curb appeal and front porch leads in you inside where you will find your gleaming hardwood flooring, vaulted ceilings and an abundance of windows flooding the home in natural sunlight. The main floor offers a spacious and large living room perfectly complimented by a cozy gas fireplace, a foyer, formal dining area, a wonderful 4 piece bathroom, convenient laundry room and the gourmet chef's kitchen complete with custom cabinetry, center island with built-in storage, corner pantry, stainless steel appliances and a garden door that leads you to the rear deck. Completing this floor is a great-sized bedroom and the magnificent primary retreat with a large walk-in closet and an elegant 4 piece ensuite bathroom. The fully finished basement features a huge recreation room/living room perfect for a growing family, a 3rd bedroom, a 2 piece vanity bathroom (roughed in for a shower) and the all the storage space you could require. The hot water tank is newer and 60 gallon. Outside, there is the double attached garage with 2 additional driveway parking spots and the fully fenced, low-maintenance backyard providing you with your own private oasis with a pergola, large deck and shed. Located close to all major amenities including steps from a school, playground and park, shopping, walking paths, Strathmore Lake and a quick 30 minute drive to Calgary. This is the opportunity you have been looking for, book your private viewing today of this GEM!

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