



**830 Westmount Drive  
Strathmore, Alberta**

**MLS # A2281201**



**\$459,900**

<b>Division:</b>	Westmount_Strathmore	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b> 1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached, Driveway, On Street	
<b>Lot Size:</b>	0.11 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot	

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

This beautiful semi detached bungalow is located in Strathmore - a growing small town community offering a very good place to live especially for families and known for its community spirit, festivals, etc. As you enter through the front door you will notice the spacious open concept living room/dining room (freshly painted) with vaulted ceilings; an abundance of natural lighting; an inviting gas fireplace and laminate flooring throughout. Nicely laid out kitchen (new dishwasher 2023) with sliding doors for access to deck/pergola and landscaped back yard. Primary bedroom is large with his and hers closets, 3 pce. en-suite bathroom. Good sized 2nd bedroom. 4 pce. bathroom. Laundry room conveniently located on main with access to oversized double attached garage. Lower level is fully developed and has been updated 2025 (newer laminate flooring and paint). Huge rec/games room; large 3rd bedroom; den/office with French glass doors; 4 pce. bathroom. Mechanical room with storage complete this level. Back lane. Central air conditioning. Wonderful location&hellip;close to all amenities, shopping, parks, walking paths, golf and easy access to highway 1.