



**GRASSROOTS**  
REALTY GROUP

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**112, 43 Westlake Circle  
Strathmore, Alberta**

**MLS # A2281300**



**\$384,000**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 747
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully updated 2-bedroom plus den condo offering style, comfort, and convenience. The open floor plan is perfect for entertaining, featuring a bright living room with a cozy corner gas fireplace and access to the private balcony. The modern white kitchen boasts granite countertops and updated flooring, creating a fresh, contemporary feel throughout. The den with French doors provides the perfect space for a home office or reading nook. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. A generous second bedroom, additional bathroom, and large laundry area add practicality and ease. This unit is immaculate and turn Key complete with A/C to add to comfort during the summer months! Enjoy the exceptional amenities this complex offers &mdash; including a library, recreation room, lounge, and gazebo &mdash; all designed to enhance your lifestyle. Large underground parking stall and a storage unit. Note-Building is 55+ a non smoking and no pet building--