



**GRASSROOTS**  
REALTY GROUP

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**13 Parklane Place  
Strathmore, Alberta**

**MLS # A2282761**



**\$395,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Electric heater in garage. Central vacuum and attachments included as-is (not used for several years). The middle oven element and refrigerator ice dispenser not functioning. All appliances included in as-is condition with no warranties.

Tucked into a quiet 50+ adult community in the heart of Strathmore, this bright and beautifully maintained bungalow villa offers easy, carefree living just steps from everything you need. Walk to downtown shopping, restaurants, the library, parks, and everyday services, or enjoy the peaceful setting right outside your door, backing onto the canal and pathway system. Inside, the home is filled with natural light thanks to vaulted ceilings and large windows. The thoughtful single-level layout means no stairs at all, making it ideal for comfortable, accessible living with extra-wide doors and hallways throughout. The open living and dining area feels welcoming and spacious, while the bright kitchen offers plenty of cabinets, storage, and a cozy eating space with patio access. The primary bedroom is generously sized, and the flexible den with skylight works perfectly as a TV room, office, or guest space. There's also abundant storage with large closets, a pantry, and additional space in the attached heated garage — perfect for winter parking or hobbies. Step outside to your private covered patio and backyard oasis backing onto the canal — a wonderful spot for morning coffee, gardening, or simply relaxing and watching the birds and wildlife. It's peaceful, safe, and friendly here — the kind of neighborhood where neighbours still wave hello. If you're looking for a lock-up-and-leave lifestyle without sacrificing space or convenience, this home checks all the boxes. Small-town charm with full amenities including hospital, recreation centre, golf, and shopping — all just 30 minutes to Calgary.