



GRASSROOTS
REALTY GROUP

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**1222 Westmount Drive
Strathmore, Alberta**

MLS # A2284477



\$469,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement Appliances

Finally… the wait is over. Opportunities like this are rare - a LIVE-UP & RENT-DOWN townhome backing onto pond views in the sought-after community of Strathmore Lake Estates, featuring NO condo fees and a front double attached garage. WOW - watch the video tour! Built in 2023 and loaded with upgrades, this almost-new showstopper offers 3 bedrooms + 3.5 baths, including a studio basement suite with separate entrance that is already rented - providing instant mortgage support from day one. Step inside to a bright, open layout enhanced by luxury vinyl plank flooring, upgraded railing, and LARGE windows that flood the home with natural light while framing peaceful pond views. The chef-inspired kitchen showcases quartz countertops, ceiling-height dual-tone cabinetry, upgraded appliances, and a generous island perfect for entertaining. The dining area flows seamlessly into a spacious living room, where patio doors lead to your 10' x 10' deck and HUGE fenced backyard is ideal for relaxing evenings or weekend gatherings. Upstairs you'll find three spacious bedrooms, convenient upper laundry, and two full bathrooms finished with stylish ceramic tile. The primary suite is a true retreat, complete with a walk-in closet and private ensuite featuring a standing shower and dual sinks. The studio basement suite includes its own kitchen/wet bar setup and full bathroom- a versatile space ideal for rental income, extended family, or guests. Families will appreciate the walking distance to schools, playgrounds, shopping, walking paths, ponds, and green space, along with quick access to Highway 1. This home blends lifestyle, location, and income potential into one exceptional package. Don't miss your chance to own in one of Strathmore's most desirable lake communities.

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