



**7, 43 Westlake Circle  
Strathmore, Alberta**

**MLS # A2284766**



**\$499,900**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, GAS RANGE, BUILT IN DISHWASHER, OTR MICROWAVE HOODFAN, CEILING FAN(S), BLINDS - REMOTE CONTROLLED, WASHER, DRYER, CENTRAL A/C, GARAGE DOOR OPENER AND REMOTE

It is time to trade the "to-do" list for the "want-to-do-list". This beautiful bungalow is designed for active adults who want the security of a home and the freedom of a suitcase. Experience the ultimate hybrid of privacy and community in this rare, stand-alone detached BUNGALOW located in a sought-after mature 55+ complex. This meticulously maintained 1447 sf home offers the total independence of a detached house with all the carefree, maintenance-free perks of condo living. This is particularly important to consider if you are moving from a rural location and are not ready for the apartment style of living! Step into the tiled entrance to an airy, open-concept layout featuring soaring 9 foot ceilings and large new front windows that flood the space with natural light. The kitchen showcases sleek granite countertops with waterfall detail on the island, complimenting ample storage and meal prep areas. For the ultimate in modern convenience, this home features remote-controlled blinds, allowing you to adjust your privacy and lighting with the touch of a button. To assist in temperature control and comfort, the home is equipped with central air conditioning. The main floor also includes a convenient and well lit laundry room. This home has been enhanced by the new triple pane argon windows on the North exposure and R50 insulation added to the attic space, ensuring efficiency and lower utility costs. Lets not forget the additional 1289 SF of bonus space in the unspoiled basement providing endless potential for another bedroom, family room, massive workshop, hobby room, or incredible storage and there is also a rough-in for a future bathroom. The attached garage is heated and also offers additional storage. The spacious bungalow layout is designed for long-term comfort and accessibility. This isn't just a home, its a community. Whether you are

enjoying beverages on your maintenance free deck with neighbors or taking advantage of the full access to the main building's social rooms, this IS a community. Participate in a vibrant calendar of community social events or host your own event! Surround yourself with like-minded neighbours who value quiet, safety, and social connection. Peace of mind is guaranteed with expert management by Astoria Asset Management. The complex also offers RV storage and 2 large patios on the East side of the building for summer gatherings. For your internet convenience, fiber optics has been installed to the house and the home is protected by a whole home surge protection appliance! They simply have not built enough of this type of property! Call your Realtor<sup>®</sup> for a private viewing.