



**206, 1005B Westmount Drive  
Strathmore, Alberta**

**MLS # A2285888**



**\$217,700**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Outside, Parking Lot, Paved, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data		

**Inclusions:** None

Welcome to Unit 206 at 1005B Westmount Drive, a beautifully maintained second-floor condo in The Savana at Strathmore Lake Estates, offering the perfect blend of comfort, convenience, and lakeside living. This well-designed 764 sq ft, 1-bedroom, 1-bathroom unit features a bright open-concept layout with generous natural light throughout. The kitchen is finished with granite countertops, rich shaker-style cabinetry, stainless steel appliances, and a breakfast bar, making it both functional and stylish. The cozy living area is anchored by a corner gas fireplace with tile surround, creating a warm and inviting space to relax. The spacious primary suite includes a walk-in closet and ensuite. Enjoy the convenience of in-suite stacked laundry. Step outside to your private balcony with a gas BBQ hookup, perfect for evening grilling. The unit also includes a titled surface parking stall. Located steps from Strathmore Lake, walking paths, parks, shopping, and everyday amenities, this home offers an easy, low-maintenance lifestyle in one of Strathmore's most desirable condo communities.