



**15 Strathford Close  
Strathmore, Alberta**

**MLS # A2286678**



**\$494,900**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** FRIDGE, ELECTRIC STOVE, BUILT IN DISHWASHER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER AND REMOTE(S), CEILING FAN, WASHER, DRYER

Location is always a factor to consider when buying a home and you need to think about exit strategy for when you decide to sell. This property is located on a quiet close within walking distance to elementary and middle schools, along with the hospital and recreation facilities. On the main level you have vaulted ceilings, West windows bringing in the daylight and a gas fireplace in the living room to take the chill out of the air and provide great ambiance. The kitchen and dining areas have all the East light and views of gorgeous sunrises. Access the upper deck to sit and enjoy morning coffee...and cool off in the evenings! The main level features the primary bedroom with ensuite and 2 secondary bedrooms plus another full bath. The lower level has a beautiful full bath and then, space to create! There is room to develop 2 additional bedrooms and a large family room. You could also apply to the Town to develop for more permanent living for family members or income purposes as this basement has a WALKOUT. The gorgeous backyard (see photos) is a great summer retreat. PLUS it holds the oversized heated double garage accessed off the alley. You could change things up to give yourself some RV parking as well. The garage is ideal for those who like to tinker, maybe rebuilding that classic car? This is a true family neighborhood. Parks are nearby. Kids can walk to school. Strathmore is a robust community with many quality schools, sports programs and facilities, year round scheduled events for all ages. There is retail and medical (another new clinic opening in March and accepting new patients). Come grow with us! Call your Realtor&reg; to view.