



**35 Parkwood Crescent
Strathmore, Alberta**

MLS # A2289094



\$519,900

Division:	Parkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,612 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully maintained bungalow with a versatile loft, ideally located in a desired area of Strathmore. Backing directly onto the canal with no rear neighbours, this home offers a rare combination of privacy, functionality, and timeless character. The main level features a sunken living room with a cozy gas fireplace, creating a warm and inviting space to relax or entertain. A formal dining room showcases a striking spiral staircase leading to the loft—perfect as a TV area, home office, or flex space. The bright kitchen offers ample cabinetry, a functional layout, and an eating area with garden doors opening to a large patio—ideal for indoor-outdoor living. This home offers 3 bedrooms on the main level, including a spacious primary retreat complete with an updated ensuite, walk-in closet, and private balcony. The fully developed basement adds additional living space with a warm family room, a large room/flex space (non-egress window), generous storage, a workshop area, and a dedicated wine-making space/kitchenette. Step outside to enjoy the large deck, fire pit area, and beautifully positioned yard backing onto the canal, with convenient back lane access. Additional highlights include a double attached garage, shingles replaced approximately 3 years ago, and a hot water tank updated in 2025. This unique property offers exceptional value, flexible living spaces, and a location that is hard to beat. Close to shopping, schools, amenities, walking paths and downtown Strathmore. Pride of ownership shows with this home. Contact your favorite Realtor® to view this immaculate home today!