



**209 Strathaven Bay S
Strathmore, Alberta**

MLS # A2289290



\$499,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Refrigerator in garage, shelving and cabinets in garage, fibreglass shed, hot tub, all tv mounts, propane barbecue, air conditioning unit, 1 garage door opener

Welcome to 209 Strathaven Bay! This bi-level home boasts over 2,103 sq. ft. of living space and is situated on a desirable cul-de-sac. The property features a generously sized fenced lot with back-alley access, RV parking, and a 24x22 heated garage—the ultimate "man-cave in side". All furnishings you see are negotiable. The main level is bright and airy, offering an open-concept layout with beautiful laminate flooring and large windows that fill the living room with natural light. The entire main level has been renovated over the last few years, new windows, featuring a classy kitchen with newer cabinets, newer island, sleek quartz countertops, new backsplash and stainless steel appliances. The spacious primary bedroom includes a dedicated sitting area, a large walk-in closet, and private access to the bathroom. An additional well-sized bedroom completes the main floor. The basement adds significant living space with two extra-large bedrooms, a three-piece bathroom, and a gigantic family room perfect for entertaining. Step outside to a beautifully landscaped backyard featuring both a newer lower deck and an upper deck—both crafted with composite decking. Enjoy the private sunroom or relax in your own hot tub. This home also comes equipped with central air conditioning for your comfort. Located in a family-friendly neighborhood, this home offers quick access to schools, parks, and all local amenities. This incredible property truly has it all—don't miss your chance to make it yours!