



**42F Green Meadow Crescent
Strathmore, Alberta**

MLS # A2295124



\$329,900

Division:	Green Meadow		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Outside, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 49
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Window coverings & curtain rods, Shed, All shelving in cold storage, hood fan, free standing gas fireplace down stairs.

Welcome to this fully developed end-unit townhouse offering exceptionally low condo fees of just \$49/month (for common area maintenance, insurance, and reserve fund) and outstanding pride of ownership throughout. This bare land condo means you own your land, providing added value and long-term peace of mind. Thoughtfully maintained with neutral décor and durable vinyl plank flooring, this home is truly move-in ready. Central air conditioning ensures you stay cool and comfortable during the summer months, adding to the overall ease of living. Recent upgrades include a new roof (2025), hot water tank (2022), and a complete replacement of Poly-B plumbing with PEX (2026)—so you can move in with confidence knowing this important upgrade is already done. Step inside to a bright and inviting main floor featuring a spacious living room centred around a cozy corner fireplace with mantle, creating a warm and welcoming focal point. Large windows allow natural light to pour in, enhancing the open feel of the space. The layout flows seamlessly into the kitchen and dining area, offering both functionality and comfort for everyday living and entertaining. The kitchen provides ample cabinetry and workspace, while the dining area is perfectly positioned for family meals or hosting guests. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three bedrooms and two full bathrooms. The primary suite offers a relaxing retreat with its own private ensuite and walk-in closet, while the additional bedrooms are ideal for family, guests, or a home office setup. The upper level continues the home’s bright and well-kept feel throughout. The fully developed lower level adds even more versatile living space, perfect for a rec room, games area, or media space. A freestanding gas fireplace creates a cozy atmosphere,

making it an ideal spot to unwind. This level also includes laundry, an additional 2-piece bathroom, and a large cold storage area, providing excellent functionality and extra space for organization. Outside, enjoy the sunny, south-facing covered front deck—perfect for morning coffee or relaxing in the afternoon sun. The rear of the property backs onto a lane with two dedicated parking stalls and includes a convenient storage shed for seasonal items or tools. Ideally located near parks, playgrounds, and schools, this home is a great fit for young families, first-time buyers, or anyone looking for a comfortable and well-rounded community setting. A well-cared-for home that’s ready for its next chapter.