



**211, 1005A Westmount Drive  
Strathmore, Alberta**

**MLS # A2295336**



**\$259,900**

<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>	761 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Outside, Owned, Parkade, Parking Lot, Paved, Se		
<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, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to this stylish ONE BEDROOM condo in the highly sought-after Savana! Designed with MODERN COLOURS and finishes throughout, this home offers a spacious open-concept layout perfect for comfortable living. The private MASTER SUITE features a WALK-THROUGH CLOSET leading to a beautifully appointed ENSUITE, creating a functional and relaxing retreat. You'll love the elegant GRANITE COUNTERTOPS, cozy CORNER STONE FIREPLACE, and year-round comfort of IN-FLOOR HEATING. Step out onto your LOVELY BALCONY for fresh air and relaxation. This unit also comes with TWO TITLED PARKING STALLS—one in the secure HEATED UNDERGROUND PARKADE and one above ground—adding incredible convenience and value. Even better, the CONDOMINIUM CORPORATION is in AMAZING FINANCIAL SHAPE, and it has just been announced there will be NO CONDO FEE INCREASES for the 2025/2026 FISCAL YEAR. Perfect for first-time buyers, investors, or anyone looking to downsize in comfort and style!