



**90 Parklane Drive  
Strathmore, Alberta**

**MLS # A2296466**



**\$530,000**

<b>Division:</b>	Aspen Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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), High Ceilings, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Set on a spacious lot, this home delivers the kind of outdoor space that's hard to find—complete with RV parking, a full-size deck, and plenty of room to actually use your yard. Inside, the layout is functional and open. A wide front entry gives you space to come and go comfortably, leading into a bright living area anchored by large windows. The kitchen is designed for real life—loads of cabinetry, generous prep space, and a dining area that connects directly to the backyard for easy indoor/outdoor flow. A convenient 2-piece bath finishes the main level. Upstairs, you'll find three well-proportioned bedrooms, including a primary retreat with its own ensuite and excellent closet space. A second full bathroom serves the additional bedrooms. The basement is unfinished with a bathroom rough-in already in place—ready for whatever direction you want to take it. Extras that matter: double attached garage, central air conditioning, and rare RV parking. Solid layout, great lot, and room to grow—this one checks the right boxes. a Dreamy 2 storey for your next chapter! Located in amazing community of Strathmore a full service community with a Hospital, Rec centres, Swimming pool, Shopping, Banks Grocery stores amazing walking paths and tonnes of parks! Great access to Calgary perfect for commuters!