



**202, 43 Westlake Circle  
Strathmore, Alberta**

**MLS # A2299600**



**\$384,900**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 799
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** -NONE-

Welcome Home to The Courtyard &mdash; a Beautifully Renovated, Move-in Ready 55+ Adult Living Condo offering the perfect blend of comfort, style, and convenience. Situated on the second floor, this spacious unit features over 1,300 sq ft of thoughtfully designed living space, including 2 bedrooms, 2 full bathrooms, and a versatile den, all within a bright, open-concept layout. The sun filled interior showcases the elegant luxury vinyl plank flooring and a generous living room anchored by a cozy gas fireplace&mdash;ideal for both everyday living and entertaining. The kitchen is a true highlight, featuring stunning granite countertops, abundant cabinetry, a pull-out pantry, and custom soft-close drawers with built-in inserts, and ample space for a full dining area. The primary bedroom offers a private retreat, complete with a walk-in closet, a 4-piece ensuite, and a charming sunroom&mdash;perfect for a reading nook, hobby space, or home fitness area. Additional features include air conditioning, in-suite laundry, a separate den, and a private deck to relax and unwind. This unit also includes a heated underground parking stall and a storage locker. Residents enjoy access to excellent building amenities, including a recreation room and library. An exceptional opportunity for maintenance-free living in a welcoming community&mdash;book your private showing today!