



**328 Parkview Estates
Strathmore, Alberta**

MLS # A2301675



\$699,900

Division:	Parkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,492 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, F		

Heating:	Boiler, In Floor, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: remote control for blinds, built-in safe, primary bedroom TV

2 GARAGES - FULLY DEVELOPED WALK OUT - RV PARKING! This BUNGALOW is a contractor built personal residence that is thoughtfully designed, solidly constructed, and meticulously maintained. It is perfectly situated on large CORNER LOT in a desirable, mature neighborhood offering a total of 2983.7 sq ft of above & below grade developed living space, 2 GARAGES, RV PARKING, VAULTED CEILINGS, CENTRAL A/C, multi-zoned IN-FLOOR BOILER HEAT SYSTEM, loads of NATURAL LIGHT, abundant STORAGE, CENTRAL VACUUM, and WALK OUT basement! From the moment you step into the heated tile entrance, you are invited into a bright, open-concept floor plan characterized by soaring vaulted ceilings and an abundance of natural light. You seamlessly transition onto hardwood floors and into the gorgeous open living area that serves as the heart of the home. Here in the kitchen, you'll find a massive granite top island with built-in cooktop, ample cabinetry, corner pantry, and full suite of appliances which then flows into the dining area designed for large family gatherings. Step out garden doors onto the tiled balcony, the perfect perch for morning coffee, evening cocktail and a GAS BBQ for summer grilling. The carpeted living room boasts floor-to-ceiling windows equipped with REMOTE-CONTROLLED BLIND SYSTEM and a GAS FIREPLACE creating the perfect spot for a cozy evening. Set to the side, the main primary retreat is equally as impressive, offering space for king-sized furniture, huge WALK-IN CLOSET, and well-appointed FOUR-PIECE ENSUITE with relaxing JETTED TUB. Completing the main level is the bright, dedicated Office at front, convenient two-piece guest bath, and main floor laundry room with 1 piece bath. There is direct access from laundry room to the double attached

garage, which stays toasty year-round thanks to in-floor heating system. The lower level is a FULLY DEVELOPED WALK-OUT that feels like a natural extension of the bright upper floor. It features a massive rec/family room with custom wood entertainment center perfect for movie nights and additional space for game table or home gym. Two additional large bedrooms and a three-piece bathroom provide plenty of space for family or guests, while another versatile room offers the potential for a fourth bedroom, hobby or office space. Storage is never an issue here, with a dedicated room featuring built-in shelving and a chest freezer, with yet another storage room tucked beneath the stairs. The exterior of the property is just as impressive as you step out through garden doors onto the covered patio out to a landscaped yard, complete with mature trees and flower beds, and an underground sprinkler system to keep the grounds lush. Car enthusiasts, hobbyists, or tradesmen will be thrilled by the additional detached heated single garage with alley access, complimented by paved RV parking pad eliminating additional storage fees. MOVE-IN READY with QUICK POSSESSION available! Note: owner has the only neighboring vacant lot for sale as well.