



**264 Maple Grove Crescent
Strathmore, Alberta**

MLS # A2143552



\$475,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Maplewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,631 sq.ft. | Age: | 1992 (32 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|---------------------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s) | | |

Inclusions: Storage shed

Discover your new home in this 1.5 story residence, designed for functionality with 3 bedrooms, 2 full and 1 half bathrooms, and partial developed basement. Vaulted ceilings on the main floor that enhance the spaciousness of the area. Main floor laundry room. Formal living and dining room. Spacious Kitchen with ample counter space and an open layout that connects seamlessly to the eating area and sunken family room: Enjoy cozy evenings by the wood-burning fireplace in this inviting family space. Upstairs comfort offers 3 bedrooms including the primary bedroom with 3 piece ensuite and 4 piece main bathroom. The basement offers a den, 2nd family room and storage with potential for more development. A generous backyard outdoor space for play, gardening, or simply unwinding in your own private sanctuary. Situated close to schools and parks with recreational facilities close by. Excellent family home or holding property. Quick possession available.