



**340 Parkview Estates  
Strathmore, Alberta**

**MLS # A2144322**



**\$798,300**

<b>Division:</b>	Parkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Suite appliances -refrigerator, gas range, dishwasher, microwave hood fan, Central vac - no power bar

**\*\*OPEN HOUSE Saturday July 6th 11am-2pm.\*\*** Welcome home to this beautifully well maintained home on a quiet street in Strathmore. This bi-level ticks all the boxes as you walk into the large entry way. The main level boasts lots of sunlight with an open concept, a well appointed kitchen with an island and newer stainless steel appliances, including a new GAS RANGE. The living room is a lovely space to cozy up to the GAS fireplace. The dining area allows for a nice sized table and features the door leading out to the WEST FACING deck. This floor features a primary suite retreat with an ensuite you are sure to fall in love with! The ensuite features a separate corner soaker tub and a beautifully updated large shower, with a great sized walk in closet. Additionally, there a second bedroom and an updated 4 pc main bath on this floor. The hallway closet is currently set up for storage but it has laundry hook up's, making main floor laundry a possibility. Head up a few stairs to the large flex space - a third bedroom, or an office or a TV room perhaps? You will notice the carpet on the main floor was recently replaced as well. Head downstairs to the recently completed LEGAL IN-LAW SUITE. With the walkout basement you will notice it does not feel like a basement and has a new french door opening up to the spacious backyard. The kitchen is a chef/baker's dream with a GAS RANGE and lots of cupboards with QUARTZ counter space. The open concept with a nice sized living space with a gas stove to keep you cozy. There are 2 nice sized bedrooms along with a 4 pc bath, the utility room hosts the laundry along with a water softener. You will notice the DOUBLE ATTACHED HEATED Garage (22'x11') plus a DETACHED HEATED OVERSIZED Garage (19'x25'x6') in the back - a

dream come true for many! The detached garage has 220V power. But wait we are not done There is also additional parking in the Rear (back lane access) for a small RV or vehicles. Bring all the vehicles to this home! Enjoy the outdoor space with the fully fenced backyard with a central fire pit. Do you have a green thumb? Then check out the green house in the backyard. The whole property has been upgraded to 200amp service as well. This home is truly a home that needs to be seen, contact your favourite Realtor<sup>®</sup> today to book your private showing.