



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107, 1005A Westmount Drive
Strathmore, Alberta

MLS # A2288448



\$338,000

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,041 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Boiler, In Floor, Heat Pump	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 726
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: air conditioner, curtain rod,

Opportunity like this doesn't come up often. Welcome to the highly sought after Savana. This main floor 2 bedroom condo features 3 parking stalls!! One right out side your patio entrance, and two underground heated stalls all which are titled!! Very quiet and on the side where you don't have to listen to the highway!! Walking in you will notice the pride of ownership. This home has a generous tile entry with a double size closet. The open concept is bright and homey with a corner natural gas fireplace in the living room. The kitchen features many cupboard and lovely granite counters with tasteful backsplash, complete with a pantry as well. The laundry room is complete with a newer washer and dryer set. The primary bedroom has a walk in closet as well as a 3 piece ensuite and will accommodate king size furniture. There is another 4 piece main bath and lovely 2nd bedroom as well. Did I mention this home has infloor heating, Air conditioning and more. Don't let the condo fees scare you because they include all your bills except power and cable. Cats are allowed in this building, no dogs or exotic animals. Call your favourite agent to view today!!