



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**90 Parklane Drive
Strathmore, Alberta**

MLS # A2296466



\$515,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

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

Inclusions: N/A

Set on a spacious lot, this home delivers the kind of outdoor space that's hard to find—complete with RV parking, a full-size deck, and plenty of room to actually use your yard. Inside, the layout is functional and open. A wide front entry gives you space to come and go comfortably, leading into a bright living area anchored by large windows. The kitchen is designed for real life—loads of cabinetry, generous prep space, and a dining area that connects directly to the backyard for easy indoor/outdoor flow. A convenient 2-piece bath finishes the main level. Upstairs, you'll find three well-proportioned bedrooms, including a primary retreat with its own ensuite and excellent closet space. A second full bathroom serves the additional bedrooms. The basement is unfinished with a bathroom rough-in already in place—ready for whatever direction you want to take it. Extras that matter: double attached garage, central air conditioning, and rare RV parking. Solid layout, great lot, and room to grow—this one checks the right boxes. a Dreamy 2 storey for your next chapter! Located in amazing community of Strathmore a full service community with a Hospital, Rec centres, Swimming pool, Shopping, Banks Grocery stores amazing walking paths and tonnes of parks! Great access to Calgary perfect for commuters!