



GRASSROOTS
REALTY GROUP

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**156 Aspen Creek Crescent
Strathmore, Alberta**

MLS # A2305833



\$595,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,332 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Backing onto the canal with a heated double attached garage, this updated 3 level split offers a great mix of space, comfort, and location. The bright main level features high ceilings, a spacious living room, and a beautifully updated white kitchen open to the eating area, making it a great space for both everyday living and entertaining. Upstairs you'll find 3 bedrooms including the primary bedroom with its own ensuite. The developed lower level adds even more room to enjoy with a large rec room, bar area, and a cozy family room with fireplace. Outside, the maintenance free backyard is designed for relaxing with a 2 tiered deck and canal views. Additional updates include a newer hot water tank and new roof, adding peace of mind for years to come.