



7, 43 Westlake Circle  
Strathmore, Alberta

MLS # A2307176



**\$494,900**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows

**Inclusions:** FRIDGE, STOVE (GAS RANGE/ELECTRIC OVEN), BUILT IN DISHWASHER, OTR MICROWAVE HOODFAN, WASHER, DRYER, ALL WINDOW COVERINGS

Moving into a condo does not always mean an apartment. This beautiful DETACHED BUNGALOW in The Courtyard is designed for active adults who want the security of a home and the freedom of a suitcase. Experience the ultimate HYBRID of privacy and community in this rare, stand-alone detached BUNGALOW located in the sought-after 55+ complex. This is a meticulously maintained 1447 sf home offers the total independence of a detached house with all the carefree maintenance-free perks of condo living. Welcome here! We are glad you made it to this listing! Step into the tiled entrance to an airy open concept layout featuring soaring 9 foot ceilings and large front windows which flood the space with copious natural lighting. The kitchen showcases sleek granite countertops with waterfall detail on the island, complementing ample storage and meal prep areas. For the ultimate in modern convenience, you can remotely control your blinds from the comfort of your chair allowing you to adjust your privacy and lighting with the push of a button. To assist in temperature control and comfort, the home is equipped with CENTRAL AIR conditioning. The main floor includes a brightly lit laundry room with access to the attached oversized HEATED garage. This home has been enhanced by the new triple pane argon windows on the North exposure and R50 insulation added to the attic space, ensuring heating efficiency and lower utility costs. Lets not forget the additional 1289 sf of undeveloped space in the lower level, providing a clear canvas for future development. Additional bedrooms, family room, hobby room, workshop OR simply ample storage. There is a rough in for a future washroom as well. The spacious bungalow layout is designed for long-term comfort and accessibility. Whether you are enjoying beverages on your maintenance free deck with friends and neighbors or

taking advantage of the full access to the main building's social rooms, this IS a COMMUNITY. Participate in a vibrant calendar of community social events or host your own event. Surround yourself with like-minded neighbors who value quiet, safety, and social connection. Peace of mind is guaranteed with expert management by Astoria Asset Management. The complex also offers RV storage and 2 large patios on the East side of the main building for summer gatherings. For your internet convenience, fiber optics has been installed to the house and the home is protected by a whole home surge protection appliance. They simply have not built enough of this type of living accommodations! Call your Realtor<sup>®</sup> for a private viewing.