



**71 Green Meadow Drive  
Strathmore, Alberta**

**MLS # A2312462**



**\$619,900**

<b>Division:</b>	Green Meadow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage, Insulated, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home		

**Inclusions:** Hot Tub as-is

Welcome to 71 Green Meadows Drive, a rare walkout bungalow offering over 3,000 sq ft of developed living space in one of Strathmore's most desirable locations. Backing directly onto Canal Park with pathways, expansive green space, and part of the 18-hole disc golf course, this south facing property offers peaceful views and sunshine all day long. Sprawling over 1,700 sq ft on the main floor, this well-maintained home features a bright and functional layout with hardwood flooring, fresh paint, new carpets, and large windows that beautifully capture the park setting behind the home. The inviting living room is centered around a gas fireplace with an elegant stone surround, creating a warm and comfortable gathering space. The kitchen and dining areas flow seamlessly to the upper rear deck, the perfect place to BBQ, relax, and enjoy the open views. The home also features air conditioning and a large heated garage, adding comfort and practicality year-round. Just beyond the convenient main floor laundry room are two generous secondary bedrooms, each featuring built-in seating or storage beneath the windows. The spacious primary bedroom easily accommodates a full bedroom suite and includes its own ensuite bathroom. The fully developed walkout basement adds exceptional flexibility with a 4th bedroom, a massive family room complete with built-in shelving and an entertainment wall, plus a large storage room ideal for seasonal storage and organization. Major updates provide peace of mind, including a new roof in 2025, freshly painted stucco exterior in 2025, and Poly-B plumbing removed. Located within strolling distance to Kinsmen Park, this is a rare opportunity to own a spacious walkout bungalow backing directly onto one of Strathmore's most beautiful green spaces.