



GRASSROOTS

REALTY GROUP

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**131 Aspen Creek Way
Strathmore, Alberta**

MLS # A2314847

\$560,000



Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,403 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: Hot tub

Nestled in the highly sought-after community of Aspen Creek, this immaculate and beautifully maintained bi-level home offers the perfect blend of elegance, comfort, and functionality for a growing family or those who love to entertain. Boasting over 2,100 sq. ft. of developed living space, this bright and open-concept home is highlighted by soaring 11-foot ceilings that create an impressive sense of space and natural light throughout the main living area. The cozy living room features a warm gas fireplace, perfect for relaxing evenings, while the spacious layout flows seamlessly into the dining and kitchen areas ideal for everyday living and hosting guests. The main floor offers 3 generous bedrooms and 2 full bathrooms, including a spacious primary retreat designed for comfort and privacy. The fully developed lower level features impressive 9-foot ceilings and includes a large rec room/games room, an additional bedroom, full bathroom, and laundry area, providing excellent flexibility for family living, guests, or entertaining. One of the standout features of this exceptional property is the massive oversized garage with convenient direct access to both the main level and basement level of the home, a rare and highly desirable feature. Step outside and enjoy the thoughtfully designed outdoor living spaces including a covered raised rear deck with elegant glass railing, a private patio below with hot tub, and an additional lower rear deck area surrounded by a beautifully private backyard setting. This home truly offers year-round enjoyment both inside and out. Located in the desirable community of Aspen Creek, close to parks, canal pathways, schools, and amenities, this stunning home delivers exceptional value, style, and functionality in one complete package.