



GRASSROOTS
REALTY GROUP

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301, 1005B Westmount Drive
Strathmore, Alberta

MLS # A2316941



\$334,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	953 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Outside, Owned, Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, OTR MICROWAVE HOODFAN, ALL WINDOW COVERINGS, KEY FOB		

Choosing condo living is not just a change of address - it is a conscious, highly rewarding decision to reclaim your personal freedom and trade exhausting weekend chores for a life of pure convenience, security, and peace of mind. Say goodbye forever to the endless burdens of mowing lawns, pulling weeds, and shoveling heavy winter snow with this 952.57 sf top-floor corner condo that transforms homeownership into an empowering, stress-free experience. Featuring two bedrooms and two full bathrooms, this elevated retreat is flooded with natural light and boasts many upgrades including the must have 9 ft ceilings, timeless granite countertops, stainless steel appliances, and the cozy, silent luxury of radiant in-floor slab heating. Commuting into Calgary is a breeze with instant highway access, while your downtime can be spent enjoying the pathways/walkways just outside your door. Complete with a secure, heated underground parking stall featuring a dedicated storage locker positioned right at the front of your stall, this property is as practical as it is luxurious. Best of all, buying here means investing in an owner-led, non-profit corporation where your monthly fees responsibly maintain the building and fund a healthy reserve, acting like a secure real estate bank account that builds your equity rather than padding a landlord's pockets. Making the pivot to this vibrant community is a positive move for you to enjoy a more relaxed pace in day-to-day living. And there is always so many activities to participate in. Contact your Realtor® to book your private tour and step into the effortless lifestyle you deserve. It is time!