



GRASSROOTS
REALTY GROUP

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**110, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2320502



\$334,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 714

LLD: -

Zoning: R3

Utilities: -

Welcome to this BEAUTIFULLY RENOVATED 2 BEDROOM, 2 BATHROOM MAIN FLOOR CONDO in the highly sought-after SAVANA community, where MODERN UPDATES and LOW-MAINTENANCE LIVING come together perfectly. From the moment you step inside, you'll appreciate the extensive recent improvements. PREMIUM WIDE VINYL PLANK FLOORING, FRESH CONTEMPORARY PAINT, and STYLISH NEW LIGHT FIXTURES create a bright, inviting atmosphere that feels both elegant and comfortable. The OPEN-CONCEPT DESIGN offers a seamless flow between the kitchen, dining, and living areas, making it ideal for entertaining or relaxing at home. The spacious living room is highlighted by a CORNER STONE FIREPLACE, while large windows fill the home with natural light and provide peaceful views of the surrounding greenspace. The well-appointed kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, RICH CABINETRY, and a CONVENIENT BREAKFAST BAR for casual dining. The generous primary suite offers a private retreat complete with a walk-through closet and a 4-PIECE ENSUITE BATHROOM, while the second bedroom and full guest bath provide flexibility for family, visitors, or a home office. Step outside to your COVERED GROUND FLOOR PATIO, the perfect place to enjoy your morning coffee while overlooking the beautifully maintained greenspace. Additional features include IN-FLOOR HEATING, CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, and TITLED PARKING. Located close to walking paths, parks, shopping, and all the amenities Strathmore has to offer, this move-in ready home delivers the perfect combination of style, comfort, and convenience. The OPEN-CONCEPT LAYOUT is anchored by a cozy FIREPLACE and a bright kitchen featuring GRANITE

COUNTERTOPS and generous prep space — perfect for entertaining or quiet evenings at home. The true highlight? Your PRIVATE PATIO that opens directly onto PEACEFUL GREENSPACE. Step outside with your morning coffee, enjoy the quiet, and appreciate the added sense of space and privacy that only a MAIN FLOOR LOCATION can offer. And a rare bonus — THREE TITLED PARKING STALLS (ONE ABOVE GROUND AND TWO UNDERGROUND). An EXCEPTIONAL AND HARD-TO-FIND FEATURE that adds flexibility, convenience, and long-term value. Complete with AIR CONDITIONING for YEAR-ROUND COMFORT, this home offers the perfect blend of STYLE, FUNCTION, AND LIFESTYLE. Come experience the EASE OF CONDO LIVING — and make SAVANA your new home.