



**408 Edgefield Point
Strathmore, Alberta**

MLS # A2321323



\$609,900

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Pantry, Quartz Counters		

Inclusions: N/A

The excitement of a growing neighbourhood. The ease of a move-in ready home. The quality of a builder who believes every detail matters. Welcome to 408 Edgefield Point, one of the first completed detached homes in Edgefield's newest phase. Built by TMT Custom Homes, this beautifully finished 1,956 square foot home offers the perfect balance of thoughtful design, everyday functionality, and timeless style, all in one of Strathmore's fastest growing family communities. Step inside and you're welcomed by a bright foyer where a large front window fills the space with natural light, creating an inviting first impression. As you move through the home, the layout unfolds effortlessly with a convenient mudroom, two-piece bathroom, dedicated home office, and a walk-through design that naturally leads you into the heart of the home. Here, life comes together. The open-concept kitchen, dining area, and living room create a warm and connected gathering space centered around an elegant electric fireplace. Expansive south-facing windows flood the entire back of the home with sunshine throughout the day, making everything from slow weekend mornings to family dinners feel bright, welcoming, and connected. Upstairs, the bonus room offers a second living space designed for the way families live today, whether it's movie nights, a kids' play area, or a quiet place to unwind. The spacious primary retreat occupies its own private side of the home, complete with a luxurious five-piece ensuite, generous walk-in closet, and large windows that create a peaceful place to begin and end each day. Two additional bedrooms, a full four-piece bathroom, and an upper-level laundry room complete the second floor with comfort and convenience in mind. Beyond the front door, Edgefield continues to grow into one of Strathmore's most desirable neighbourhoods.

George Freeman School, the Strathmore Motor Products Sports Centre, parks, playgrounds, shopping, restaurants, and everyday amenities are all just minutes away. For Calgary commuters, quick access to Highway 1 makes the drive both simple and convenient. Built by TMT Custom Homes, this is more than a brand new home, it's an opportunity to be part of a thriving community from the very beginning, with the confidence of quality craftsmanship and a home designed to grow with you for years to come.