



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**140 Wildrose Drive
Strathmore, Alberta**

MLS # A2321386



\$614,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

This beautifully maintained and updated home offers the perfect blend of comfort, functionality, and style. With 3 bedrooms up and 1 bedroom down, there's plenty of space for growing families, guests, or those working from home. The main floor features an open-concept layout with a cozy living room that flows seamlessly into the spacious kitchen. You'll love the abundance of cabinetry, large island, and convenient pass-through pantry. The kitchen includes newer appliances and the updated pantry adds additional storage. A practical laundry room, mudroom, and 2-piece powder room complete the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a walk-in closet with custom closet organizers and a private ensuite. A full 4-piece bathroom serves the additional bedrooms. The fully finished basement adds even more living space with a large bedroom, 3-piece bathroom, dedicated office, and a welcoming family room with a relaxed beach-house-inspired vibe—the perfect place to unwind. Updates includes the dishwasher, refrigerator, stove, new laminate flooring downstairs and vinyl plank upstairs. Step outside and enjoy the private backyard complete with a spacious deck, ideal for entertaining or enjoying your morning coffee. The yard is fully fenced, offering privacy and room for kids or pets to play.