



GRASSROOTS

REALTY GROUP

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**6 Greenview Crescent
Strathmore, Alberta**

MLS # A2321482



\$559,000

Division:	Green Meadow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,401 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, See Remarks		

Inclusions: n/a

welcome to this inviting four-level split situated on a beautiful corner lot in one of Strathmore's established neighborhoods. This well-maintained home offers an abundance of living space, unique features, and a private backyard oasis. The upper level features three spacious bedrooms, with two of the bedrooms showcasing built-in window benches-the perfect spot to curl up with a book or enjoy the natural light. The upper bathroom also features a beautiful bamboo vanity, adding warmth and character. The main floor welcomes you with gorgeous hardwood flooring, a spacious living room highlighted by a wood burning fireplace, and plenty of room for family gatherings. The kitchen has been refreshed with brand-new flooring and fresh paint, creating a bright and inviting space for cooking and entertaining. One of the homes most distinctive features is the incredible private hot tub retreat. Just off the kitchen, you'll discover your own personal spa area featuring a built-in-hot tub and room for two reclining chairs-an ideal place to relax in complete privacy after a long day. The hot tub is built into the deck and enclosed within a secure, private space, making it a truly one-of-a-kind feature. The fully developed third level offers even more functional living space with a convenient two piece bathroom, Laundry area, direct access to the attached double garage as well as beautifully landscaped backyard. Step outside and enjoy the peaceful setting. The meticulously manicured yard is surrounded by mature trees, attracting plenty of birds and providing a tranquil outdoor escape. The fourth level is developed and currently serves as an expansive storage area. While it would benefit from new carpeting, it offers excellent potential to create an additional family room, recreation room, home office, or extra living space to suit your needs. Updates include, newer roof, new siding

and newer front porch just over 1 and a half years ago you can move in and simply enjoy everything this exceptional property has to offer.