



GRASSROOTS
REALTY GROUP

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115, 1005A Westmount Drive
Strathmore, Alberta

MLS # A2324313



\$284,999

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to Savana, one of Strathmore's most desirable condo communities. This bright and inviting main-floor corner unit offers the perfect blend of comfort, convenience, and low-maintenance living with 2 bedrooms and 2 full bathrooms. Inside, you'll love the spacious open-concept layout featuring granite countertops, in-floor heating, in-suite laundry, and a beautiful stone-faced gas fireplace with mantle—the perfect centerpiece for cozy evenings at home. A recently updated stove adds extra value and functionality to the kitchen. Enjoy soft natural light throughout the day from the north-facing exposure, and step onto your private balcony complete with a gas BBQ hookup, ideal for summer evenings and easy entertaining. Adding even more convenience, the titled parking stall is located directly in front of the unit, making everyday living easy and convenient. Whether you're buying your first home, downsizing, or investing, this is an incredible opportunity to own in a quiet, well-managed complex you'll be proud to call home.