



GRASSROOTS
REALTY GROUP

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**207 Strathmore Lakes Bend
Strathmore, Alberta**

MLS # A2324782



\$790,000

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,637 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Back Lane, No Neighb		

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

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Open House Sunday July 26th 11am to 1pm. Experience unparalleled living in this masterfully maintained canal-side bungalow in Strathmore's most sought-after neighborhood with 3182 sq. ft. of developed space. Positioned at near the end of a cul-de-sac on a premier lot with endless views of green space and the canal, this residence blends sophisticated design with modern living and 3 minute walk from Strathmore lake. This open-concept home features hardwood floors, vaulted ceilings, upgraded LED lighting, and a high-spec gourmet kitchen complete with quartz counters, a gas range and reverse osmosis water filtration. Whether hosting a dinner around a large dining table for 12 in the spacious dining area or curling up by the gas fireplace in the living room, you will appreciate the flexibility of this open space while enjoying the views of green space. The main floor offers a king-sized primary suite and 2 custom-organized secondary rooms. The expansive primary retreat features a walk-in closet with built-ins and a five-piece spa en-suite with a jetted tub, where every detail exudes quality. The lower level serves as an entertainer's dream, boasting a media-ready family room and has several areas easily set up for a theatre space, kids play or gaming area. Wired for sound and roughed-in for a bar, it's the perfect place for family movie nights and holiday gatherings. Two additional well-sized bedrooms, a flex room for office or craft room, a designer bath with a dual-head shower, and a laundry room with ample storage finish off the features of the lower level boasting almost 1,600 sq. ft. of developed space. Outside, experience your west-facing retreat with a well-sized deck, a concrete pad perfect for the addition of a hot tub, a gazebo, kids play swing set with built in slide and sand pit and a storage shed. The expansive yard allows you to experience the peace

and tranquility of nature with no neighbors behind, providing a peaceful backdrop for morning coffee or just relaxing. Additional features of the home include a heated garage, a water softener, underground sprinklers, central air conditioning, and a furnace humidifier. This is more than a home; it's a private sanctuary. This home is completely move-in ready. Step into your private Strathmore oasis now!