



GRASSROOTS
REALTY GROUP

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**27 Aspen Creek Way
Strathmore, Alberta**

MLS # A2329372



\$530,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: outdoor Chimnea, outdoor furniture, Breakfast Bar, vases in foyer

Welcome to this beautifully maintained, move-in ready bi-level nestled in the desirable community of **Aspen Creek**—one of Strathmore's most family-friendly neighbourhoods. Offering **5 bedrooms, 3 full bathrooms**, and a fully developed layout, this home provides the space, comfort, and flexibility today's families are looking for. Step inside to discover a bright, open-concept main floor where soaring vaulted ceilings and abundant natural light create an inviting atmosphere. The spacious living room flows effortlessly into the functional kitchen, complete with ample cabinetry, pantry storage, a convenient breakfast bar, and a dining area with direct access to the back deck—perfect for summer BBQs, morning coffee, or entertaining family and friends. The primary suite offers a peaceful retreat with a walk-in closet and private 3-piece ensuite, while two additional bedrooms and another full bathroom complete the main level. Downstairs, the fully finished basement expands your living space with a generous recreation and games room, two additional bedrooms, a full bathroom, and a dedicated laundry room—ideal for teenagers, overnight guests, a home office, or multi-generational living. Outside, you'll appreciate the beautifully landscaped backyard featuring an underground irrigation system, mature landscaping, garden space, a charming chiminea, and convenient storage beneath the deck. With **no back lane**, you'll enjoy added privacy and a quiet outdoor space designed for relaxing and entertaining alike. Additional features include **central air conditioning**, a spacious **double attached garage**, a large driveway with plenty of parking, and the added peace of mind of a **no smoking, no animal home**. Located just minutes from schools, parks, playgrounds, shopping, restaurants, and Strathmore's extensive

pathway system, Aspen Creek offers the perfect balance of small-town charm and everyday convenience, with an easy commute to Calgary. Homes offering this much space, functionality, and pride of ownership don't come along often. Book your private showing today and discover everything this exceptional home has to offer!