



GRASSROOTS
REALTY GROUP

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**113, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2329859



\$259,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Outside, Owned, Parkade, Parking Lot, Parking Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 568
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	NA		

Welcome to Savana, where comfort, convenience, and community come together. Presenting a truly rare opportunity: the highly coveted Western Star unit. As the largest one-bedroom layout in the building, and one of only two of its kind, this bright, main-floor condo offers an unmatched sense of space and style. Step inside to discover high ceilings, year-round comfort with cozy in-floor heating and a dedicated AC unit, and an expansive open-concept living area anchored by a stunning stone fireplace. The kitchen has been beautifully modernized with chic two-tone cabinetry featuring crisp white uppers and striking navy blue lowers, perfectly complementing the elegant granite countertops. The bedroom retreat features a rare separate walk-in closet, while in-suite laundry adds ultimate everyday convenience. Step outside to your expansive private patio, featuring a convenient gas line for your BBQ, making it the perfect sunny oasis for relaxing or entertaining. This exceptional unit includes TWO titled parking spots, including one in the secure, heated underground parkade. Savana is an elevator-serviced building managed by a proactive volunteer board dedicated to preserving property values and maintaining a welcoming, secure environment. Ideally situated in Strathmore near shopping, dining, parks, and walking paths, with easy access to Calgary, this condo represents outstanding value. Don't miss your chance to own this rare gem in one of Strathmore's most desirable communities!