



GRASSROOTS
REALTY GROUP

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109, 43 Westlake Circle
Strathmore, Alberta

MLS # A2330760



\$369,900

Division:	Westmount_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, RV Access/Parking, Titled, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 734
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, ELECTRIC STOVE, HOODFAN, MICROWAVE, DISHWASHER BUILT IN, ALL WINDOW COVERINGS, WASHER AND DRYER, GARAGE REMOTE, ACCESS FOB,

This is The Courtyard - Strathmore's coveted Adult Living complex. This unit is located on the main level and is comprised of 2 large bedrooms, 2 full bathrooms, a brightly lit den, laundry room and a private covered patio with a view of the grounds and is the perfect spot to enjoy morning coffee and a cooler option in the summer months. For thirteen years the owners have enjoyed this space and made it home. They have made some great friends and enjoyed many events put on by the social committee. Now their home is being offered to you! Enjoy the updated vinyl plank flooring and stone countertops along with newer stainless steel appliances. There is ample room here to have guests, to keep your office space or the art studio you always wanted. The 9 ft ceilings give the space a welcome airy feel that is cooled by the central air unit and in the winter months the gas fireplace gives ambience and quickly takes the chill out of the air. But, it is summer so fire up the BBQ and enjoy dining out on the patio surrounded by mature trees and keeping undercover from the elements. This complex has the games room, library and the social room. Storage can be found in the heated parkade just steps away from your titled parking stall. This professionally managed complex is in good standing. Engage with your fellow owners or keep as private as you prefer. Please note there are NO pets allowed here. Call your Realtor® for more information and come view this well maintained space.