



GRASSROOTS
REALTY GROUP

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**156 Aspen Creek Crescent
Strathmore, Alberta**

MLS # A2332059



\$579,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,332 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: n/a

Backing onto the canal with a heated double attached garage, this updated 3 level split offers a great mix of space, comfort, and location. The bright main level features high ceilings, a spacious living room, and a beautifully updated white kitchen open to the eating area, making it a great space for both everyday living and entertaining. Upstairs you'll find 3 bedrooms including the primary bedroom with its own ensuite. The developed lower level adds even more room to enjoy with a large rec room, bar area, and a cozy family room with fireplace. There is plenty of room to add 1 or even 2 more bedrooms downstairs, working with the current design! Outside, the maintenance free backyard is designed for relaxing with a 2 tiered deck and canal views. Additional updates include a newer hot water tank and new roof, adding peace of mind for years to come.