



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**328 Edgefield Close
Strathmore, Alberta**

MLS # A2333547



\$529,000

Division:	Edgefield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,950 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to 328 Edgefield Close, a beautifully designed 1,950 sq. ft. semi-detached home currently under construction in the growing community of Edgefield. Tucked into a quiet cul-de-sac, this thoughtfully planned two-storey offers the space, style, and functionality today's families are looking for. The bright, open-concept main floor features high ceilings, durable vinyl plank flooring, and multiple living spaces designed for both everyday life and entertaining. Gather around the cozy electric fireplace in the family room, relax in the separate living area, or host family and friends in the spacious dining area that flows seamlessly into the modern kitchen. The kitchen is set to impress with quartz countertops, a large island, stainless steel appliances, generous cabinetry, and a walk-in pantry offering plenty of storage. A convenient mudroom and two-piece powder room complete the main level. Upstairs, the central bonus room provides the perfect space for movie nights, a children's play area, or a comfortable home office. The spacious primary retreat features a walk-in closet and a luxurious five-piece ensuite with a double vanity. Two additional well-sized bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. The unfinished basement includes a separate exterior entrance and offers exciting potential for future development. Outside, enjoy a private yard and deck, while the attached double garage provides secure parking and additional storage. Located close to parks, playgrounds, schools, shopping, walking paths, and community amenities, this brand-new home combines modern comfort with an excellent Strathmore location. Estimated completion is October 2026. The home is currently under construction. Contact our sales team today for additional information, construction updates, or to arrange a private

viewing.