



GRASSROOTS
REALTY GROUP

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**1501 Strathcona Close
Strathmore, Alberta**

MLS # A2334075



\$400,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well maintained 4 bedroom bi-level tucked away on a quiet cul de sac in one of Strathmore's most family friendly neighbourhoods. Ideally located within walking distance to elementary and middle schools, the hospital, recreation facilities, parks, playgrounds, walking and biking paths, shopping, and everyday amenities, this home offers both convenience and comfort. Inside, you'll find a bright and functional layout featuring laminate flooring throughout the main living areas, front entry, stairs, and primary bedroom, ceramic tile in the kitchen, a cozy breakfast nook, ceiling fans in the living room and primary bedroom, and a central Vacuflo system. The partially developed basement includes a framed and drywalled fourth bedroom with electrical wiring and lighting already completed, offering excellent potential for additional living space. Step outside to enjoy the beautifully landscaped yard complete with front and rear underground irrigation, a Duradek upper deck, pressure treated upper and lower gazebos connected by an extended staircase, a natural gas BBQ hookup, a 6' x 8' greenhouse, and a 14' x 7' steel frame lean to shed with a concrete floor. Car enthusiasts, hobbyists, and anyone needing extra storage will appreciate the oversized heated garage, equipped with an 80,000 BTU natural gas Big Maxx heater and multiple 15 amp electrical outlets. Additional updates include a newer roof replaced in 2024, a 2.5 year old hot water tank, updated baseboards, and a new American Standard high efficiency toilet. This move in ready home combines a fantastic location, thoughtful updates, and exceptional outdoor living making it a perfect place to call home. This is a true family friendly neighbourhood where parks, playgrounds, and pathways are just steps away, and kids can safely walk to both elementary and middle schools. Strathmore is a vibrant

and growing community known for its excellent schools, outstanding sports and recreation facilities, and a wide variety of year round events for all ages. With convenient shopping, expanding medical services including new clinics that will be accepting new patients and a welcoming small town feel just a short drive from Calgary, it's easy to see why so many families choose to call Strathmore home.