



GRASSROOTS
REALTY GROUP

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42H Green Meadow Crescent Strathmore, Alberta

MLS # A2337500



\$399,900

Division:	Green Meadow		
Type:	Residential/Triplex		
Style:	5 Level Split		
Size:	1,408 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), French Door

Water:	-
Sewer:	-
Condo Fee:	\$ 52
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: n/a

Welcome to one of the best-kept homes on Green Meadow Crescent! This spacious 5 level split row home offers 3 bedrooms, 3 full bathrooms and 1 half bathroom, with a unique layout and room for the whole family. The open kitchen features stainless steel appliances (all updated 2020–2022), tons of cupboard space, a charming built in desk and direct access to the large back deck with durable vinyl flooring, perfect for summer entertaining. The generous dining area is open to the kitchen with a stunning built in, and the cozy living room features a gas fireplace, perfect for cold Alberta nights. The primary bedroom has a unique open ensuite with a relaxing jacuzzi tub, creating a private retreat within the home. Upstairs, two more generous bedrooms share a full bathroom — perfect for kids, guests, or a home office. The developed basement has a studio apartment feel with its own bathroom, ideal for guests, a home office or rec space. Original 1997 construction but meticulously maintained inside and out, from the painted, clean oversized 21x22 double garage (~460 sq ft) to the beautifully kept lawn and mature cherry trees. Self-managed bare land condo — insured like a house — with an unbeatable \$52/month fee covering insurance, reserve fund, snow removal and trash. Near Brentwood Elementary, community pathways, Strathmore Lake, golf and downtown shopping, with quick access to Hwy 1 for an easy Calgary commute. Pride of ownership is evident throughout. Washer, dryer, window coverings and garage opener/remote included; dry sauna excluded. Possession 30 days or flexible. Check out the virtual tour and make this one yours!