



GRASSROOTS
REALTY GROUP

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**325 Thorndale Place
Strathmore, Alberta**

MLS # A2339829



\$1,250,000

Division:	Thornclyff_Strathmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,204 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	stand up freezer, storage room fridge, bar fridge in master, RO system		

Discover the feeling of acreage living in the heart of Strathmore, Alberta. Offering over 4,300 sqft. of total developed living space, 5 bedrooms and 3.5 bathrooms, this storybook luxury home rests on a private lot of approximately 12,197 sqft., framed by mature trees, birdsong and enchanting gardens. Modern farmhouse warmth meets a French kiss of elegance, beginning with its Second Empire inspired mansard roof, curved window pediments, white brick and grand arched portico. Beyond the blue front door, original refinished oak hardwood, crown moulding, intricate millwork and crystal doorknobs reward a closer look. Four gas fireplaces warm the living room, upper bonus room, primary retreat and lower lounge. The gracious living room pairs a striking fireplace surround with tall windows overlooking the gardens, while the formal dining room invites candlelit dinners beneath a crystal chandelier. In the kitchen, white cabinetry, quartz counters, an apron sink, induction cooking and generous seating create a gathering place. A separate butler's pantry and scullery offers preparation space, storage and a sink, complemented by a beverage station for morning coffee or evening entertaining. Step onto the covered rear veranda and let indoor living spill into the trees. Even laundry feels decadent, with cabinetry, folding counters, decorative panelling and chandelier lighting. A mudroom with bench, hooks and storage sits beside the heated, insulated double attached garage with finished walls, rubber paved flooring, utility sink and workbench. Upstairs, the bonus room offers another fireside escape, with inviting bedrooms nearby. The expansive PRIMARY RETREAT is a world of its own: king sized proportions, a fireplace, sitting area, built in cabinetry and a beverage area make slow mornings irresistible. A leaded glass door reveals a dedicated

dressing room lined with custom wardrobes, while the ensuite completes the retreat with dual sinks and a glass shower. Heated floors in the upper bathrooms and mudroom add everyday comfort. Downstairs, finished living spaces offer a fireside family lounge, beverage station, bathroom and room to work, play or pursue a hobby. Outside, your green thumb will be tickled by layered gardens, stonework and winding pathways. Watch the birds beneath a mature canopy, gather around the pergola firepit or host dinner on the patio. Vinyl fencing, an included backyard storage shed and distinct outdoor living areas make this backyard as practical as it is magical. Need RV parking? The rear concrete pad offers space to accommodate it. A custom exterior spiral staircase adds architectural character. Walk to Gray's Park, with Strathmore Golf Course, schools, shopping, grocers, the aquatic centre, hospital, hockey rink and curling club close by. Enjoy small town living with privacy, personality, room to breathe and everyday amenities within easy reach. This is no ordinary home. This is your next chapter, just a 45 minute drive to Calgary International Airport.