



GRASSROOTS
REALTY GROUP

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**112 Aspen Creek Crescent
Strathmore, Alberta**

MLS # A2341068



\$590,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,484 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Price adjusted to SELL. Come See. The inviting main floor features a spacious living room with a cozy gas fireplace, 9ft ceilings, a generous kitchen with granite countertops, ample cabinetry and plenty of workspace, three good-sized bedrooms, two bathrooms and convenient main-floor laundry. Downstairs, the unfinished basement is ready for your vision, with an in-floor heating rough-in and plenty of opportunity to add bedrooms, a family room, gym, office or recreation space—creating even more living space and future value. Outside, enjoy a large deck, landscaped and private yard, stone patio, and dedicated dog run. The heated double attached garage is an excellent bonus, with both overhead and in-floor heating rough-ins. All Carpets have been steam cleaned. Complete with central air conditioning and located in a family-friendly Strathmore neighbourhood, walking distance to George Freeman School, this home offers the perfect combination of move-in-ready comfort and room to grow.