



GRASSROOTS
REALTY GROUP

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**315 Thistle Way
Strathmore, Alberta**

MLS # A2341795



\$449,900

Division:	Thorncleft_Strathmore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,355 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Storage Shed

This exceptional property offers over 2,500 sq ft of interior living space in excellent condition on a highly desirable 60-foot-wide lot in an established neighborhood with mature trees—a rare find that cannot be replicated in newer communities. The property features an oversized heated garage with workshop, plus abundant parking and space for a 35-foot RV, vehicles, toys, and recreational equipment. The home showcases quality craftsmanship with beautiful hardwood floors and spacious rooms throughout, with the three upper bedrooms generous in size and the primary bedroom featuring a full ensuite—an extremely rare luxury only available in the larger, high-end homes of this era. The third level boasts large windows, a gas fireplace, and a roughed-in bathroom ready for future development if desired. The fourth level includes a nearly finished bedroom and abundant additional space for storage or whatever your vision requires. The expansive backyard has barely been dented by the garage and RV parking, offering privacy and established character that would take decades to achieve in newer developments. This home represents a rare opportunity to own a substantial, quality-built property with exceptional lot size, premium garage space, and versatility in a sought-after established neighborhood. For this price range, you simply won't find better value. Book a private viewing at your convenience.