

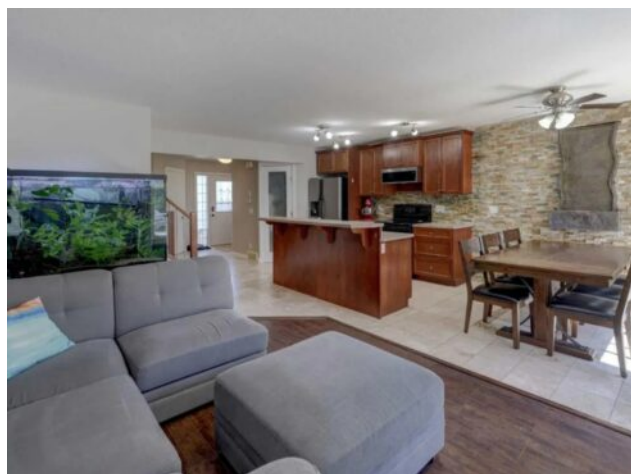


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**15 Parklane Drive
Strathmore, Alberta**

MLS # A2342008



\$424,900

Division:	Parkwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,464 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, BUILT IN DISHWASHER, OTR MICROWAVE HOODFAN, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE, SHED, FIREPIT, SHELVING IN LIVINGROOM, TV BRACKETS

WELCOME to 15 PARKLANE DRIVE! Now being offered at \$424,900 is this centrally located home is for the someone who does not HAVE to have an attached garage but...ok, who does not HAVE to have a big private yard...but sure, who does not HAVE to have a primary suite this SPACIOUS...BUT YES YOU DESERVE IT! From the curb, this property is a bit unassuming. Inside tells a different story. The entrance greets you with Travertine marble tile extending through to the dining area, large front closet, access to your ATTACHED garage, and convenient powder room. As you follow the flow of the tile it leads you to the open concept main floor layout. The kitchen has the added comfort of heated floor, a corner pantry. The dining area has a soothing fountain feature with a view and access to the Southerly exposed back yard. The living room, with an appreciated gas fireplace finished with slate adds great ambience. On these cool mornings its perfect for taking the chill out of the air. The upper level gives way to that incredible primary suite that will accommodate the King bedroom furniture including all the dressers. The large walk-in closet gives additional storage. Then there is the full ensuite with tub and separate shower and linen storage for extra towels and toiletries. The 2 secondary bedrooms are larger than many of the newly built homes with similar square footage. In the lower level the developed space is yours to utilize as needed...home gym, media room, office, studio etc.. The interior of the home has been freshly painted in a neutral palette. The shingles and water tank have been replaced in the last couple of years. The lower tier of the back deck is ready for a hot tub (wiring is in place). The yard is ready for a few more nights of entertaining friends and family and marshmallow roasts over the fire. There are parks close by. Schools are close

by. Downtown is withing walking distance for movie night, food and shopping! You are at the heart of all the events at Kinsmen Park including the Farmer's Markets and all special community events and calendar celebrations: Canada Day, car shows, Easter, movie nights, great access to the parade route and so much more. So many amenities are close by. Easy access to Highway 1 if you will be commuting. This is a good home to start in and a great space to grow. Book your viewing soon!