



GRASSROOTS
REALTY GROUP

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**315, 103 Strathaven Drive
Strathmore, Alberta**

MLS # A2342074



\$275,000

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	865 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Assigned, Parking Lot, Parking Pad, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	None		

This turn-key, bungalow-style townhouse delivers over 1,776 square feet of tastefully developed living space across two beautifully finished levels, offering the comfortable scale and warmth of a single-family home alongside the ease of low-maintenance living. Perfect for first-time buyers, downsizers, or anyone looking to offset living costs with a roommate, this move-in-ready property balances everyday practicality with effortless charm. The open-concept main level creates an inviting first impression, highlighted by fresh paint, crisp brand-new vinyl plank flooring, and a cozy corner fireplace that serves as a stylish anchor for the central living area. Designed with entertaining in mind, the functional U-shaped kitchen flows seamlessly into a dedicated dining area that easily fits a full-sized table. Just beyond, patio doors open to a private cement patio equipped with a gas line for convenient outdoor grilling and ready-to-plant boxes for your green thumb. The main floor hosts two bright bedrooms, including a generous primary suite complete with mirrored closets and direct cheater access to the main four-piece bathroom. Downstairs, the fully finished lower level expands your options dramatically. An expansive family room comes pre-wired for surround sound, paired with a flexible nook that works brilliantly as a home office, workout area, or hobby zone. The oversized third bedroom stands out with a legal-sized window, a walk-in closet featuring custom built-ins, and direct access to a second full bath enhanced by luxurious heated floors. Select basement walls are thoughtfully constructed with soundproofing insulation, ensuring an exceptionally quiet and tranquil sanctuary compared to standard multi-unit homes. Every detail is geared toward carefree living, from key updates like a newer hot water tank and full-sized in-suite laundry to the inclusion of two

dedicated parking stalls—one situated right outside your front door and a second just around the corner. With monthly condo fees covering essential utilities such as water and sewer, maintenance is kept to a minimum so you can focus on enjoying your space. Stylish, expansive, and delightfully budget-friendly, this incredible residence is ready for you to turn the key and settle right in. Book your private showing today!