



GRASSROOTS
REALTY GROUP

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**41 Brentwood Drive
Strathmore, Alberta**

MLS # A2342608



\$440,000

Division:	Brentwood_Strathmore		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,186 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Backing directly onto a PARK AND PATHWAYS and just steps from a school, this spacious Strathmore home presents an EXCEPTIONAL OPPORTUNITY for buyers looking for SPACE, LOCATION AND THE POTENTIAL TO ADD SIGNIFICANT VALUE. Enjoy green space right outside your backyard, walking and biking pathways, and TOBOGGANING DURING THE WINTER MONTHS. Featuring 5 BEDROOMS AND 3 BATHROOMS, the functional two-level layout offers plenty of room for a growing family, extended family or anyone looking for additional living space. At the heart of the home is an OVERSIZED KITCHEN with a large island, abundant cabinetry and plenty of room for gathering and entertaining. A UNIQUE SUMMER KITCHEN adds even more versatility, while the DOUBLE DETACHED GARAGE provides valuable parking, storage and workspace. With the SPACE, LAYOUT AND LOCATION already in place, this is a RARE OPPORTUNITY to make strategic updates, create a home that reflects your own style and BUILD EQUITY along the way. Parks, pathways, a school and year-round recreation are all just steps away — an opportunity with this much potential is well worth a look.