



GRASSROOTS
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**169 Parklane Drive
Strathmore, Alberta**

MLS # A2342916



\$570,000

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Backyard Shed, Gazebo, Murphy bed in basement bedroom, Leather power recliner sectional in the basement.

Welcome to 169 Parklane Drive, an established 5-bedroom bungalow offering exceptional space, functionality and an incredible backyard setting in a prime Strathmore location. Attractive curb appeal welcomes you with a spacious driveway, low-maintenance landscaping and covered front porch. Inside, the tiled foyer opens to a bright front bedroom with large windows and luxury vinyl plank flooring, ideal as a bedroom, guest room or home office. The freshly painted main living area is bright and inviting, with laminate hardwood flooring and large windows filling the space with natural light. The kitchen centres around a spacious island with seating and integrated sink, complemented by warm cabinetry, Decorestone countertops, pantry, tiled backsplash, glass-block windows, overhead sun tunnel and an added floor-to-ceiling cabinet for valuable storage. Flowing seamlessly into the dining and living areas, a gas fireplace framed in beautiful custom woodwork creates a warm focal point for everyday living and entertaining. The primary bedroom features luxury vinyl plank flooring, blackout window coverings and a walk-in closet with custom racking and shelving, along with a 4-piece ensuite featuring Decorestone countertops. An additional main-floor bedroom also offers luxury vinyl plank flooring, while the refreshed main bathroom includes an updated countertop, faucet and sun tunnel. Step onto the elevated deck and into an established backyard retreat backing expansive green space. Mature trees and low-maintenance landscaping surround a gazebo set on the patio-stone area, creating an inviting centrepiece for entertaining or relaxing. A fire pit, apple tree and large self-watering garden bed complete the outdoor space. A dedicated mudroom provides convenient storage and direct access to the oversized heated double attached garage. Completely renovated in 2018,

the fully developed lower level offers a spacious family and recreation area anchored by a second gas fireplace with a striking full-height tiled surround. Two additional bedrooms include one with a Murphy bed, built-in cabinetry and desk space, while the other features an oversized walk-in closet. A renovated full bathroom with modern vanity and glass-enclosed shower, dedicated laundry area with cabinetry, counter space and sink, plus generous storage complete the lower level. Close to Kinsmen Park, downtown Strathmore, schools, parks and walking paths, with groceries, restaurants, shopping and recreation nearby, this home delivers an exceptional combination of space, setting and everyday convenience.