



GRASSROOTS
REALTY GROUP

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**110, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2343325



\$334,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Welcome to this beautifully renovated 2-bedroom, 2-bathroom main-floor condo in the sought-after Savana community. Thoughtfully updated and move-in ready, this inviting home combines modern style, everyday comfort, and an exceptionally peaceful location. Premium wide-plank vinyl flooring, fresh contemporary paint, and stylish new light fixtures create a bright, polished interior. The open-concept layout connects the kitchen, dining area, and spacious living room, where a corner stone fireplace adds warmth and character. Large windows bring in abundant natural light while showcasing serene views of the surrounding greenspace. The well-appointed kitchen features granite countertops, stainless steel appliances, rich cabinetry, generous preparation space, and a convenient breakfast bar. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite. A second bedroom and full bathroom offer excellent flexibility for guests, hobbies, or a home office. One of the home's most appealing features is the covered, ground-level patio overlooking quiet greenspace. With no busy street directly outside, it's a wonderfully private and peaceful place to enjoy your morning coffee, unwind at the end of the day, or simply appreciate the natural surroundings. Additional highlights include in-floor heating, central air conditioning, in-suite laundry, and an exceptional three titled parking stalls—one above ground and two underground. This rare parking arrangement offers outstanding convenience, flexibility, and long-term value. Located near walking paths, parks, shopping, and Strathmore's many amenities, this beautifully updated condo offers low-maintenance living in a quiet and welcoming setting. Come experience the comfort, convenience, and peaceful lifestyle that make

Savana such a special place to call home.