



GRASSROOTS
REALTY GROUP

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**12 Brentwood Drive E
Strathmore, Alberta**

MLS # A2343658



\$449,900

Division:	Maplewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,496 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangu		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Laminate Counters, Pantry, Sauna, Storage, Track Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: All window coverings, shed (as-is), garage door opening

*** OPEN HOUSE SUNDAY SEPT 27, 1-3 ***Welcome to Maplewood, a sought-after mature neighbourhood known for its beautiful trees, established yards, and convenient location close to schools, parks, and everyday amenities. With schools within walking distance and plenty of nearby green space, this is a wonderful community to call home. Situated on a corner lot, this fully developed four-level split offers a welcoming layout with plenty of room to enjoy. Step inside the foyer and take in the open view of the main living spaces. The beautifully maintained living room is bright and inviting, offering plenty of space for comfortable furniture and a wonderful place to relax, visit, or gather with family and friends. The bright and spacious kitchen keeps you connected to the heart of the home, with open views to both the living and dining areas. An impressive breakfast bar stretches across the space, creating a natural connection between the kitchen, dining area, and living room—perfect for everyday living, entertaining, or simply staying connected while preparing meals. Venture upstairs to find two well-appointed bedrooms, offering comfortable and inviting spaces to unwind at the end of the day. The spacious primary bedroom provides plenty of room for your furniture and can comfortably accommodate a king-size bed. A second well-sized bedroom and a four-piece bathroom complete the upper level. The third level offers even more living space, featuring a walkout with doors leading to the backyard. This versatile area is ideal for a family room, TV room, or gathering space and also includes another full bathroom and an additional bedroom—providing great flexibility for family, guests, or a home office. Continue down to the fourth level, where you'll find even more bonus space for hobbies and relaxation. The current owner uses one of the rooms as a music studio,

and this level also features a separate laundry area and plenty of additional storage. One of the special features of this home is the fully functional sauna—your own private space to relax and unwind after a busy day. Enjoy the soothing warmth and peaceful atmosphere as part of your own at-home relaxation routine. The sauna creates a wonderful space to simply slow down, relax tired muscles, and enjoy a little quiet time without leaving home. Step outside and enjoy the beautifully private, newly fenced backyard, offering lots of green space and a welcoming fire pit area—perfect for relaxing or gathering with family and friends. Completing the outdoor space is the oversized heated double detached garage with 220 electrical and a new garage door, providing excellent space for vehicles, hobbies, projects, or additional storage. This home has been well maintained over the years, with numerous updates and improvements, including a newer roof, hot water tank, maintained furnace, some newer flooring, some newer appliances, new fencing, and a new garage door.