



GRASSROOTS
REALTY GROUP

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**303 Strathaven Drive
Strathmore, Alberta**

MLS # A2343879



\$525,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,236 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: ceiling fan, garage heater x 2

Space, versatility, and a little something for everyone! This well-maintained bi-level sits on a corner lot and offers 5 bedrooms, 3 bathrooms, and plenty of room to spread out. The main living area is warm and inviting with a fireplace, while the new spacious kitchen features a huge island that creates a natural gathering place for everyday life and entertaining. Along with the new kitchen, this home has recently been updated with new flooring, paint, trim, shingles and updated bathrooms. The layout offers flexibility with bedrooms, bathrooms and living space on both levels. In addition to the double attached heated garage, there is a second detached garage currently set up as a heated man cave, complete with a small attached storage area. It is framed for a future overhead garage door, giving you the option to convert the space back to heated garage use if desired. Whether you envision a workshop, hobby space, games room, additional storage, or your own place to escape, it's a fantastic bonus you don't find with every home. With a great corner lot, two garage spaces, two fireplaces, a functional layout, and a home that has been well cared for, there is a lot here to love.