



GRASSROOTS
REALTY GROUP

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**106 Strathaven Bay
Strathmore, Alberta**

MLS # A2345766



\$569,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,142 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Off Street, Park		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Price Adjusted to SELL. Come See. Welcome to this 5-Bedroom spacious Bi-level with 1147 square feet of living space. Stucco Exterior. Impressive 7,250 sq. ft. lot size. The property has a large backyard with plenty of room for kids, pets, entertaining, gardening, or simply enjoying the outdoors. Tucked away on a safe, quiet, family-oriented cul-de-sac on the edge of town, offering a peaceful country-living feel while still being in town with amenities. The main level features 3 bedrooms, a full-size bathroom, newly renovated, wide-open kitchen, island, creates a great space for family gatherings and entertaining.

Downstairs you'll find 2 additional bedrooms, a bathroom, and plenty of living space for the family, guests, or teenagers. Recent duct cleaning and furnace cleaning. Newer Washer & Dryer. The yard also features established fruit and berry plants, including: Cherry, Pear trees. Blueberries, Raspberries and Saskatoon berries. The garage is a major bonus! It has 220V power, making it ideal for someone who enjoys woodworking, mechanics, welding, or larger projects. There is plenty of room to create your own workshop. The large front driveway provides significant parking, including enough space for a 30-foot camper trailer, plus vehicles and other toys. Back-alley access provides additional convenience.

Welcome to Strathaven Subdivision, a beautifully maintained home in a quiet cul-de-sac in Strathmore, Alberta. Offering Maximum Square Footage, LIVING SPACE, this inviting bi-level home offers a perfect blend of comfort, style and functionality. Ideal for families or retirees looking to enjoy small-town charm with easy access to city conveniences. Step inside to discover a bright and spacious main floor. The kitchen is a delight, bright and spacious.

Easy access to the backyard. The home boasts 5 bedrooms and 3 bathrooms including a serene primary bedroom complete with a full ensuite bath. The fully finished basement expands your living options. CUSTOM MAN-CAVE options, extra storage, and versatile spaces that can be customized to your needs. The property is fenced and landscaped providing a tranquil retreat with plenty of room for kids, pets or summer barbecues. Open views to the east and beautiful sunrises. Off street parking plus rear alley. Living in Strathmore means enjoying a welcoming community with top-rated schools, parks, walking trails and local shops, all while being just short drive from Calgary. Whether you're looking to raise a family, downsize, or invest, this home presents an incredible opportunity. Don't miss your chance to own this exceptional property. 30 Day Possession. Move in Now and Truly Enjoy your Home Sweet Home