



**GRASSROOTS**  
REALTY GROUP

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**188 Aspen Creek Crescent  
Strathmore, Alberta**

**MLS # A2347120**



**\$612,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Creek                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                      |               |                   |
| <b>Size:</b>     | 1,390 sq.ft.                                                  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.24 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot |               |                   |

|                    |                                                                                              |                   |    |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |    |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | n/a |
|--------------------|-----|

Welcome to this beautifully air conditioned updated bungalow offering the perfect combination of comfort, style, and functionality. Recent improvements include a new roof,(transferable warranty) fresh paint, new interior doors, hot water on demand, and in-floor heating. The bright and open main living area is highlighted by vaulted ceilings, large windows, and a cozy corner gas fireplace that creates a warm and welcoming atmosphere. The spacious kitchen features rich cabinetry, ample workspace, and a seamless connection to the dining area&mdash;ideal for both everyday living and entertaining. There are new hunter Douglas power blinds, led lighting and a gas line on the deck to make grilling an ease! The main floor offers three bedrooms, including a generous primary retreat complete with a walk-in closet and private ensuite. The fully finished lower level expands your living space with a large recreation room, wet bar, additional bedroom, and full bathroom&mdash;perfect for guests, teenagers, or family gatherings. Outside, you'll love the fantastic HUGE east facing pie-shaped lot with mature trees, plenty of room to play or garden, and a large deck that's perfect for summer barbecues and relaxing evenings outdoors. Garage is equipped with radiant heat and an ev charge! A move-in ready home with thoughtful updates, abundant living space, and a beautiful yard&mdash;this is bungalow living at its best. As an added bonus the seller is offering a \$3000 flooring allowance allowing the owner to make the space their own! Located in the full service community of Strathmore, close to parks, schools, shopping, and all the amenities, this exceptional bungalow offers comfort, efficiency, and pride of ownership throughout!