



GRASSROOTS
REALTY GROUP

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115 Strathmore Lakes Common Strathmore, Alberta

MLS # A2347301



\$810,000

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, No Back Lane, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Two Refrigerators, Two Electric Stoves, Two Range hoods, Two Dishwashers, Two Washers, Two Dryers, Ceiling Fan, Cabinets in the Primary Garage, Shelves in Furnace room of the Primary house, Deep Freezer in the basement of the Primary House, and all Window Coverings.

****TWO DETACHED HOMES... ONE INCREDIBLE OPPORTUNITY!**** Turning into the BEAUTIFUL Strathmore Lakes community, you're immediately drawn to the PEACEFUL pond, SCENIC WALKING PATHS & quiet FAMILY-FRIENDLY streets. Pulling up in front of this IMPRESSIVE bungalow, you pause for a moment... This feels SPECIAL! Stepping through the front door, your breath is almost taken away as SOARING ceilings, abundant NATURAL LIGHT & an OPEN floor plan welcome you HOME. The BEAUTIFUL stone fireplace instantly catches your eye, while the SPACIOUS kitchen with ABUNDANT cabinetry, large island & generous dining area makes it easy to IMAGINE family dinners, holiday celebrations & entertaining friends. The PRIVATE primary retreat offers a WALK-IN closet & a LUXURIOUS ENSUITE complete with a relaxing soaker tub & separate shower. A second bedroom, another full bathroom, MAIN FLOOR LAUNDRY & ATTACHED DOUBLE GARAGE complete COMFORTABLE one-level living, while the FULLY FINISHED basement provides EXCEPTIONAL flexibility with four additional bedrooms, another full bathroom, a massive family room, office space, storage & room for every stage of life. Then comes the moment that CHANGES EVERYTHING... Tucked behind the main residence sits a completely SEPARATE, LEGALLY BUILT DETACHED HOME with its own ATTACHED GARAGE, PRIVATE entrance, furnace, hot water tank, electrical service & living space. With an ATTACHED DOUBLE GARAGE for the main home & an ATTACHED SINGLE GARAGE for the second residence, everyone has room for vehicles, hobbies & storage. Imagine watching your children run across the yard to visit Grandma & Grandpa—without anyone ever needing to get in the car. Or perhaps your adult children enjoy a place of their own

while saving for the future. Maybe you generate valuable RENTAL INCOME while maintaining complete privacy. Opportunities like this are EXTRAORDINARILY RARE. The second home offers a BRIGHT open floor plan, spacious kitchen with island, inviting living room with fireplace, generous bedroom, full bathroom, new flooring & a FULL unfinished basement offering tremendous storage today & exciting possibilities for tomorrow. Outside, you'll enjoy private outdoor living space, NO NEIGHBOURS directly behind, & a location just steps from parks, playgrounds & BEAUTIFUL pathways winding around the community pond—the perfect place for an evening stroll. Strathmore offers the perfect blend of SMALL-TOWN CHARM & BIG-CITY CONVENIENCE, with excellent schools, shopping, recreation & an EASY commute to Calgary. Properties offering TWO DETACHED HOMES on one title are almost impossible to find... & even harder to forget. This isn't simply a home... It's a property that grows & changes with your family's needs for generations to come. All of this could be yours for only \$56,000 down & \$3,813.93/month (O.A.C.). Opportunities like this are EXCEPTIONALLY RARE. Book your PRIVATE SHOWING today & discover why this remarkable Strathmore Lakes property could be exactly where your family's next chapter begins.