



GRASSROOTS
REALTY GROUP

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**113 Edgefield Mews
Strathmore, Alberta**

MLS # A2348545



\$879,000

Division:	Edgefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to 113 Edgefield Mews, a brand-new home by TMT Custom Homes, currently under construction in a quiet cul-de-sac in Strathmore's Edgefield community. Thoughtfully positioned BACKING ONTO THE POND with a WALKOUT BASEMENT, this home pairs a beautiful setting with a spacious, family-focused floor plan. Offering approximately 2,513 sq. ft. above grade, the main floor is designed for both everyday living and entertaining. The kitchen sits at the heart of the home, connecting to the dining nook and family room overlooking the backyard and pond beyond. A dedicated main-floor office provides valuable work-from-home space, while a pantry, mudroom, full bathroom and direct access to the TRIPLE ATTACHED GARAGE add everyday functionality. Upstairs, an impressive open-to-below design brings an added sense of space. The primary retreat features a walk-in closet and private ensuite, while three additional bedrooms, another full bathroom and conveniently located upper-floor laundry complete the level. The unfinished walkout basement offers excellent potential for future development, with direct access to the backyard and pond-side setting. Located in Edgefield, this home is close to schools, including George Freeman School, the Strathmore Motor Products Sports Centre, parks, pathways and the shopping and amenities along Strathmore's south side. Commuters will appreciate convenient access to Highway 1, making the drive into Calgary straightforward. A rare opportunity to own a brand-new home with a triple garage, walkout basement and pond-backing location, all tucked into a quiet cul-de-sac in one of Strathmore's growing communities. 113 Edgefield Mews is where thoughtful design meets a setting you'll appreciate every day.

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