



**GRASSROOTS**  
REALTY GROUP

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302, 7 Crystal Ridge Cove  
Strathmore, Alberta

MLS # A2349097



**\$239,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Crystal Ridge                      |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 831 sq.ft.                         | Age:   | 2002 (24 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall, Unassigned                  |        |                   |
| Lot Size: | 0.02 Acre                          |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                              |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor                                                                                                                                     | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                                                          | Sewer:     | -      |
| Roof:       | Asphalt                                                                                                                                      | Condo Fee: | \$ 560 |
| Basement:   | -                                                                                                                                            | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                                                                           | Zoning:    | R3     |
| Foundation: | -                                                                                                                                            | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |            |        |
| Inclusions: | None                                                                                                                                         |            |        |

Welcome to this beautifully renovated and move-in-ready top-floor condo perfectly located across from the Strathmore Golf Course and siding onto the Gray Park environmental reserve. Bright, spacious and stylish, this two-bedroom home offers the ideal combination of modern updates, privacy and low-maintenance living. The open-concept layout is highlighted by beautiful tall vaulted ceilings, abundant natural light and a cozy gas fireplace in the great room. The entire home has been tastefully updated with new luxury vinyl plank flooring, plush 70-ounce carpet, fresh paint and new lighting. The spacious kitchen flows naturally into the dining and living areas, while unique art niches throughout add an elegant designer touch. Both bedrooms are generously sized, with a beautifully maintained four-piece bathroom, in-unit laundry and comfortable in-floor hot water heating completing the package. Step outside onto your private deck featuring durable vinyl decking and glass railings, where you're perched high among the treetops. Surrounded by mature trees, this peaceful and private outdoor space feels like your own personal retreat. With lots of parking for everyone, a fantastic location, extensive renovations and nothing left to do but move in, this is an exceptional opportunity for anyone looking for a stylish, carefree home in Strathmore. Top floor. Vaulted ceilings. Treetop privacy. Golf course location. Beautifully renovated. Turn-key. Come take a look&mdash;you'll love it!