



GRASSROOTS
REALTY GROUP

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409 Strathford Bay
Strathmore, Alberta

MLS # A2349299



\$515,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Skylight(s)		
Inclusions:	hot tub		

Welcome to 409 Strathford Bay, a turn-key spotless home that exudes value. Exceptionally well cared for and loved by its original owner. Immaculate and clean plus thoughtfully maintained, this is the kind of home where you can simply unpack and settle into. Many of the big-ticket updates have already been taken care of, including Class 4 shingles, Hardie board siding, gutters and eaves, fresh paint, and new main-floor flooring. The functional layout offers three bedrooms on the main floor, plus two additional bedrooms in the basement, 3 full bathrooms. Inviting spacious and functional living areas. Outside, enjoy a low-maintenance deck and hot tub with privacy fencing, creating a comfortable space to relax and unwind. A 21'x21' double attached garage adds everyday convenience, while the quiet cul-de-sac location with a park just steps away makes this an easy place to call home. Clean, comfortable, well maintained and genuinely move-in ready, this one shows the pride of ownership throughout.