

**150 Parklane Drive  
Strathmore, Alberta**

**MLS # A2256746**



# \$599,900

<b>Division:</b>	Aspen Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Level,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Radon reduction system, water scale removal 'scale sweeper', PCO Air Filtration System, smart stair light system (smartphone controlled), multi-room audio speakers, Murphy bed (bsmt bedroom)

Nestled in the serene community of Aspen Creek, this beautifully maintained bungalow enjoys an exceptional setting&mdash;backing onto mature trees, a park, and scenic walking paths. From the inviting covered front porch, you step into a spacious living room centred around a cozy fireplace, perfect for relaxing evenings. A formal dining room provides an elegant backdrop for gatherings, while the bright eat-in kitchen is a true highlight with extensive cabinetry, a central island, a convenient pantry, and a bay-window dining nook that floods the space with natural light. The main floor hosts three comfortable bedrooms, including a primary retreat complete with a full ensuite and generous walk-in closet. Downstairs, the fully finished basement offers impressive versatility, featuring a large bedroom, two expansive recreation rooms, an office area, and three storage rooms&mdash;ideal for hobbies, guests, or extended family. Recent updates bring peace of mind with a new roof (2017) and a brand-new hot water tank. Added conveniences include main floor laundry, central air conditioning, an attached double garage, and a raised back deck that overlooks your own private forested oasis. The landscaped yard enhances the sense of seclusion and tranquility. Modern upgrades throughout elevate everyday living: the home is wired for audio, features custom smartphone-controlled LED lighting on the basement stairway, and includes a radon reduction system, water scale reduction system, water filtration, and a PCO central air purification system. With schools and shopping nearby, and set in one of Strathmore's most desirable locations, this home offers the perfect blend of comfort, convenience, and serenity.