

**10 Grande Point Estates  
Strathmore, Alberta**

**MLS # A2261671**

**\$680,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Grande Pointe Estates   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,645 sq.ft.  | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Str |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |    |
| <b>Inclusions:</b> | Gasline for BBQ   |                   |    |

This immaculate, move-in ready home offers over 3,300 sq. ft. of beautifully finished living space in one of Strathmore's most desirable cul-de-sacs. With a tile roof, stucco exterior, and timeless design, this property has been exceptionally maintained and is ready for its next family. Step inside to a vaulted entrance that opens into a bright, open-concept main floor filled with natural light. The spacious kitchen features granite countertops, a corner pantry, stainless steel appliances, and a sunny breakfast nook overlooking the backyard. The inviting family room is anchored by custom oak built-ins with granite accents, perfect for cozy evenings or entertaining. A convenient main floor laundry, mudroom, and 2-piece bath complete this level. Upstairs, you'll find a generous bonus room — ideal for a kids' zone, family movie space, or home office. The primary suite easily accommodates a king bed and offers a full ensuite and walk-in closet. In total, this home provides 5 bedrooms and 3 full bathrooms, giving everyone their own space. The professionally finished basement, developed by the builder, adds even more living and storage options. Outdoor living is made easy with a deck (with gas line for BBQ), underground sprinklers, and mature landscaping. Additional highlights include: dual furnaces, dual hot water tanks, and a reverse osmosis system. All this in a prime location: tucked away on a quiet cul-de-sac, just steps from parks, playgrounds, the new rec centre, and walking/biking paths. You'll love the small-town charm of Strathmore with the convenience of easy access to Calgary for commuters. A rare opportunity to own a large, well-appointed family home in a highly sought-after neighbourhood — don't miss it!