

**207 Strathaven Bay
Strathmore, Alberta**

MLS # A2276840

\$430,000



Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,179 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, ELECTRIC STOVE, DISHWASHER, HOODFAN, CEILNG FAN, STEAM SHOWER, WASHER, DRYER, WINDOW COVERINGS, SHED, CENTRAL A/C

Looking for room to build the DREAM GARAGE...this property could be it! Located in a quiet cul de sac, this bi-level home features 6 bedrooms and 3 baths. Vaulted ceilings on the main level enhance the sense of space and light with large windows in the SW facing living room. The corner kitchen offer a loads of cabinetry and countertop for food prep, plus there is a corner pantry for extra storage. From the dining room gain, access to the HUGE rear deck and enjoy the countryside views! Too much fun in the sun...head inside where the central air cools things off! This lot has the convenience of ALLEY ACCESS, providing extra flexibility for parking and future projects...think oversized garage and RV parking! The shingles were replaced within the last couple of years. Inside the home, the primary bedroom is complete with its own private ensuite for ultimate convenience. The lower level is fully developed with 3 bedrooms and a full bathroom enhanced by the bonus STEAM SHOWER. The lower level family room serves as the ultimate kids' hangout or teen retreat and is fully adaptable to your family's changing needs. This space accommodates the oversized sectional and is the perfect place for younger family members to claim as their own while leaving the main level free of clutter. The large storage area could alternately be used as a workshop/ hobby room. (This property has a few "hybrid" spaces to adapt to your individual needs). While its not quite a blank canvas, it is ready for a transformation with the perfect structural starting point for your dream home. The subdivision is close to parks, schools and recreational facilities. The Strathmore community has the conveniences of retail shopping, many schools (public/Catholic/Christian Academy/Rural Routes Academy), hospital, indoor pool and is always hosting many family events throughout

the year. The commute is an easy 25 minutes to the city of Calgary. Call your Realtor® to view this opportunity and see its full potential!