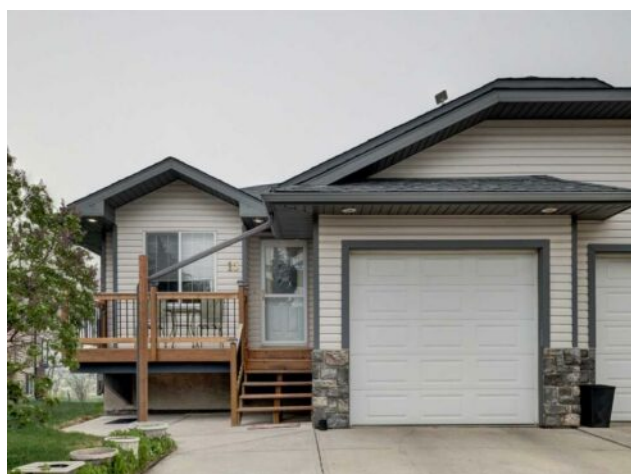


## 15 Crystal Ridge Cove Strathmore, Alberta

**MLS # A2214691**


# \$449,900

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** OTR MICROWAVE HOODFAN, FRIDGE, STOVE, BUILT IN DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, GARAGE SHELVING

I am so excited to showcase this beautiful well maintained property. Welcome to this warm and inviting bungalow offering over 2300 sq. ft. of living space and backing onto a stunning natural reserve with mature trees. Tucked in a peaceful neighborhood just steps from an 18-hole golf course, this home blends nature, convenience, and comfort. The open-concept main floor features rich hardwood flooring, a spacious living and dining area, and newer stainless steel appliances in the kitchen. A large primary suite includes a private ensuite, while a second bedroom and full bath offer flexibility for guests or family. Alternately, this space is perfect for a home office. Main floor laundry can easily be facilitated for added convenience. One of the standout features is the sunroom, perfectly positioned to overlook the serene backyard—ideal for morning coffee or quiet evenings throughout the seasons. Step outside to a charming front deck or head down to the walkout lower level, where you’ll find a cool, covered patio space surrounded by trees. Downstairs, the fully finished walkout basement includes two additional bedrooms, a full bath, a cozy gas fireplace, and a wet bar—great for entertaining or hosting overnight guests. Additional highlights include an attached garage, beautifully landscaped yard, and unbeatable walkability to local amenities and recreation. With the canal just beyond the yard, along with Gray Park, known for its many species of birds inhabiting the pond in the summer months, there is plenty of options to witness the beauty of nature. The walking path takes you around the pond and you may just find yourself downtown at the local shops or stopping in at the local library before heading home. Recreational facilities are as equally convenient with the indoor pool, ice rinks, curling rink and pickleball courts just a few minutes walk down the road. This is the

time to connect with your Realtor® to help you navigate purchasing an amazing home!