

609 Strathaven Mews  
Strathmore, Alberta

MLS # A2217696



\$330,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	none		

Welcome to 609 Strathaven Mews, a standout 3-bedroom townhouse offering one of the BEST LAYOUTS and LOCATIONS in the complex. Enjoy a PRIVATE BACKYARD that opens directly onto GREENSPACE with MATURE TREES, FOREST, LAKE, and FARM VIEWS, a RARE FIND offering unmatched tranquility and outdoor beauty. With NO REAR NEIGHBOURS and a LARGE, FINISHED DECK, it’s the perfect spot for BBQs, morning coffee, or evening relaxation. Inside, you’ll find a BRIGHT and OPEN CONCEPT layout featuring a SPACIOUS U-SHAPED KITCHEN with BLACK STAINLESS APPLIANCES, plenty of counter space, MODERN LIGHTING, and excellent flow into the dining and living areas. Upstairs includes THREE BEDROOMS, including a SPACIOUS PRIMARY BEDROOM with a CHEATER ENSUITE and ample closet space. The FULLY FINISHED BASEMENT offers excellent versatility and comfort with a THEATRE ROOM that doubles as a REC ROOM or PLAY SPACE. A dedicated STORAGE ROOM is already ROUGHED IN FOR A FUTURE BATHROOM, and the entire basement is SOUNDPROOFED BETWEEN FLOORS to reduce sound transfer and maximize comfort. TWO PARKING STALLS are included, and CONDO FEES are LOW at just \$288.54 PER MONTH. Ideally located in a quiet Strathmore neighborhood, close to SCHOOLS, PARKS, PATHWAYS, and AMENITIES, this home offers incredible VALUE for FAMILIES, FIRST-TIME BUYERS, or INVESTORS. MOVE IN READY with PRIDE OF OWNERSHIP throughout.