

**133 Parklane Drive
Strathmore, Alberta**

MLS # A2219760



\$629,900

Division:	Aspen Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Street Light		

Heating:	In Floor, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

In one of Strathmore's most established neighborhoods, this walkout bungalow offers a rare blend of comfort, charm, and convenience. Backing onto a peaceful greenbelt and just steps from schools, shopping, walking paths, and downtown, the location is ideal for families seeking both serenity and accessibility. The main floor spans over 1,300 square feet, featuring an open-concept layout with vaulted ceilings that enhance the sense of space. A well-appointed kitchen with maple cabinetry and a movable island flows effortlessly into the dining area and cozy living room, where a gas fireplace adds warmth and ambiance. South-facing windows bathe the space in natural light throughout the day. The primary bedroom includes a 4-piece ensuite and walk-in closet, while a second bedroom, full bathroom, large office, and main-level laundry complete the floor. Downstairs, the fully finished walkout basement is designed with entertaining in mind. Exposed beams, barn doors, luxury vinyl plank flooring, and in-floor heating create a stylish and comfortable environment. This level offers a spacious TV room, separate games area, an additional bedroom, full bathroom, and ample storage. Step outside to a beautifully landscaped backyard oasis. Two semi-private decks, one accessible from the primary suite overlooking the greenbelt, while a staircase leads to the fully fenced yard. Mature trees, a gas BBQ hookup, and a large shed enhance the outdoor living experience. Call to book your viewing today! The front of the home boasts excellent curb appeal with manicured landscaping, a double attached garage, and additional driveway parking. Recent updates include a new roof and eavestroughs in 2018. This well-maintained home is move-in ready and offers a perfect balance of small-town charm and modern amenities. With 11 schools, multiple recreation

centers, and over 100 businesses, Strathmore provides a vibrant community for families to thrive . Don't miss the opportunity to make this exceptional property your new home.