

**401 Strathford Bay  
Strathmore, Alberta****MLS # A2239045****\$509,900**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed, Central Vacuum System and Attachments

Welcome to 401 Strathford Bay, a true gardener's paradise! This immaculately maintained bi-level home boasts over 2,100 sq ft of living space and sits on a desirable corner lot with a stucco exterior and convenient back-alley access. Inside, vaulted ceilings enhance the spacious living room with a cozy fireplace and adjacent dining area. The bright kitchen features granite countertops and a beautiful backsplash—perfect for culinary enthusiasts. Three good-sized bedrooms span the main floor, including a spacious primary with ensuite. The fully finished basement adds even more value with an “extra-large” bedroom, a four-piece bath, and a gigantic rec room featuring a custom-built corner fireplace with extensive stonework, plus a wet bar for entertaining. The large garage includes a man door and a new garage door (June 2025). Step outside to a beautifully maintained backyard with a brand-new two-tier deck with BBQ gas line, surrounded by mature trees, fruit trees, and vibrant shrubs; the fence is only 2 years old, and the hot water tank is 4 years old. This incredible property truly has it all—don't miss your chance to make it yours!