

**113, 1005A Westmount Drive
Strathmore, Alberta**

MLS # A2196948



\$279,999

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	808 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Outside, Owned, Parkade, Parking Lot, Parking Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 568
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover urban living at its finest in this rare "Western Star" one-bedroom unit, the largest of its kind in the highly sought-after Savana building. Located on the main floor, this bright and cozy condo offers the perfect blend of comfort and convenience. Step inside and be greeted by spacious, high ceilings and a warm ambiance. The well-appointed kitchen boasts elegant granite countertops, while the inviting living area features a stunning stone fireplace – perfect for cozy evenings. Enjoy the convenience of in-suite stacking washer and dryer, as well as the luxury of in-floor heating throughout the unit. Step outside onto your expansive patio and soak up the sunshine – an ideal space for relaxing or entertaining. This exceptional unit comes complete with not one, but two titled parking spots, one of which is located in the secure, heated underground parkade. The Savana also offers the convenience of two elevators. Don't miss your chance to own this exceptional condo in one of Strathmore's most desirable buildings!