

1207 Strathcona Road
Strathmore, Alberta

MLS # A2210633



\$485,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,204 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions: Garage Heater, Storage Shed

Welcome to this family-friendly home in the community of Strathaven in Strathmore! This property offers 4 BEDROOMS (3 up), VAULTED CEILINGS, and a DOUBLE ATTACHED HEATED GARAGE—perfect for our Alberta winters. Step inside to find a bright and airy main floor with vaulted ceilings and a great OPEN-CONCEPT layout. The living, kitchen, and dining areas flow seamlessly, creating a welcoming space for everyday living and entertaining. From the dining area, step out onto the rear WEST-FACING DECK, complete with stairs leading down to the backyard. The primary bedroom is a true retreat, featuring its own vaulted ceiling, a 4-PIECE ENSUITE, and a spacious WALK-IN CLOSET. Two additional bedrooms and another full 4-piece bath complete the main level. One of the bedrooms includes a UNIQUE LOFT-STYLE SPACE above the garage — the PERFECT HIDEOUT or PLAY ZONE for kids! The walkout basement offers endless potential with a LARGE RECREATIONAL AREA, an additional bedroom, a 2-piece bath, and the ability to easily convert the space into a secondary legal suite (subject to approval and permitting by the city/municipality). Enjoy UNOBSTRUCTED WEST FACING VIEWS — ideally positioned to take in the Strathmore Stampede festivities! With alley access and space for RV PARKING, this home offers flexibility for your lifestyle. Located just minutes from schools, the hospital, and recreation facilities, this home has everything you need in a great location.