

**361 Strathford Boulevard
Strathmore, Alberta****MLS # A2210817****\$525,000**

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: Garage Heater, shed.

You know that feeling when you drive up to a home and it just feels right? This is one of those places. Perfectly positioned just steps from an elementary school on a generous lot with convenient back alley access to a heated double detached garage, this home checks all the boxes for families, investors, and couples looking for a smart move. Strathmore continues to grow as one of Alberta's best-kept secrets—affordable, full of community spirit, and just a quick commute into Calgary. Inside, this home is in fantastic condition. The kind of property where the big things are already done for you: new paint, updated flooring, fresh shingles, upgraded appliances, and even new garage siding. You can move right in, relax, and enjoy. The main floor features a bright and functional layout with two nicely sized bedrooms, a full main bath, and a primary bedroom complete with its own full ensuite. The oak kitchen cabinetry adds warmth, durability and charm, complemented by newer stainless appliances and a island for food preparation. There's a large eating area with access to the east facing deck and a roomy living room with a brand new picture window that fills the space with natural light and fresh air—just imagine sipping your morning coffee here. But here's the rare gem: a developed walk-out basement—a unicorn in this neighborhood on this style of home. Downstairs you'll find a practical mudroom entrance, a spacious rec room, a bedroom, an office that could be a 5th bedroom with the addition of a closet, a full bathroom, and a combined laundry/utility room with washer, dryer included. Whether you need space for the kids, guests, or even a home-based business, there's room for it all. This home offers versatility, comfort, and long-term value. The lot is large enough to breathe, and the alley

access gives you flexibility and well just space to spread out. Whether you're a young family wanting to be near schools and rec facilities, a couple looking to grow into your next chapter, or an investor looking for a turnkey rental in a hot market—this property delivers. The home is ready. The location is ideal. The opportunity is yours for the taking. Come see what makes this home—and Strathmore—so special.