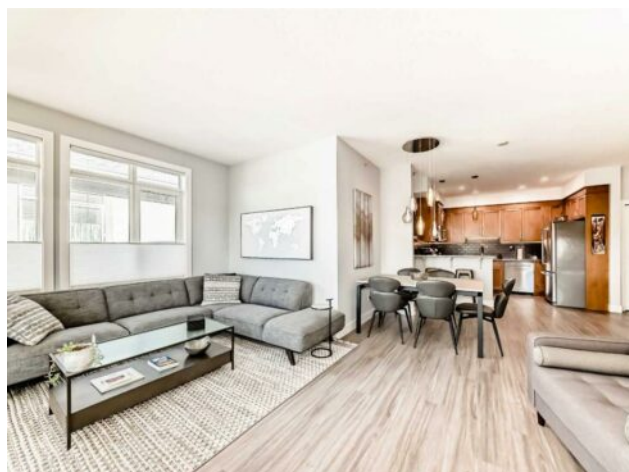


**302, 1005B Westmount Drive  
Strathmore, Alberta**

**MLS # A2211713**



**\$359,999**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Paved, Secured, Stall, Tandem, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco

**Foundation:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 676

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning 2-bedroom, top-floor corner unit, where no expense has been spared in creating a modern and luxurious living space. Bathed in sunshine thanks to an abundance of windows, this fully renovated condo offers an unparalleled living experience. Step inside to discover new vinyl plank flooring, fresh paint, and stylish window coverings that perfectly complement the open-concept design. The kitchen is a chef's delight, featuring an updated backsplash, elegant granite countertops, brand-new stainless steel appliances. All-new light fixtures throughout, including undermount lighting in the kitchen. The spacious living room seamlessly flows onto a large balcony, complete with a gas line for summer BBQs and outdoor relaxation. The large master suite (yes, it will fit your king bed) is a true retreat, boasting a large walk-through closet with custom built-ins and a beautifully renovated ensuite bathroom. Enjoy year-round comfort with air conditioning. Living at the Savana offers exceptional value, with condo fees covering all utilities except electricity, as well as underground parking. This exceptional unit includes not one, but two titled underground parking stalls, an additional storage unit, and a titled above-ground parking spot &ndash; a rare find! This is truly one of the nicest corner units at the Savana. Don't miss your chance to own this exceptional property!