

17 Westlake Circle
Strathmore, Alberta

MLS # A2212245



\$424,500

Division:	Strathmore Lakes Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,198 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: second fridge in storage room, shed, BBQ (propane), firepit

Welcome to this charming 2-storey semi-detached home with NO CONDO FEES and NO AGE RESTRICTIONS, perfect for comfortable family living! Located on a quiet street you can enjoy the welcoming front porch, ideal for relaxing with a morning coffee or watching your children play in the park across the street. Step inside the foyer with entry closet for storage and 17 ft. ceiling height open to above. Carry on into the spacious living room, that flows into a bright and functional kitchen with plenty of space for a kitchen table. Enjoy the convenience of a main floor powder room (2pc bathroom), and additional closet off back door on this main floor. Outside you have a deck to enjoy and nice sized backyard, with additional room for double parking accessed from large wide back alley. Plenty of space for a future garage. Upstairs, the home features 3 bedrooms, including a large primary bedroom, and 4 pc. bathroom. The lower level boasts a large rec. room, perfect for entertaining or a cozy movie night with an additional flex space for office or play area, and a large utility/storage area with laundry and additional refrigerator. This is a perfect property for first time homebuyers, those downsizing, or investors. It is located a short walking distance to Westmount Elementary School, Trinity Christian Academy, Strathmore Lakes lake, and to pathways/parks.