

1151 Westmount Drive  
Strathmore, Alberta

MLS # A2230259



\$585,000

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Strathmore Lakes Estates              |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | Bungalow                              |        |                   |
| Size:     | 1,561 sq.ft.                          | Age:   | 2006 (19 yrs old) |
| Beds:     | 5                                     | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Heated Garage |        |                   |
| Lot Size: | 0.13 Acre                             |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot, Treed     |        |                   |

|             |                                                            |
|-------------|------------------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                                    |
| Floors:     | Carpet, Vinyl                                              |
| Roof:       | Asphalt Shingle                                            |
| Basement:   | Finished, Full                                             |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                            |
| Foundation: | Poured Concrete                                            |
| Features:   | Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s) |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Step into this beautifully maintained bungalow through a grand foyer that sets the tone for the spacious, open-concept layout. Vaulted ceilings, new vinyl plank flooring, and abundant natural light create a warm, airy feel. The living room features a cozy gas fireplace, while the kitchen impresses with granite counter tops. Enjoy the convenience of main floor laundry, a newly installed A/C and hot water tank, and tinted west-facing windows that provide comfort and privacy. The heated, oversized garage and west-facing backyard add to the appeal. Ideally located near walking paths, parks, lakes, and Strathmore's shopping and commuter routes.