

**314, 1005B Westmount Drive  
 Strathmore, Alberta**

**MLS # A2249332**



**\$359,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 906 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Stall, Underground     |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 676 |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island |                   |        |

**Inclusions:** N/A

Welcome to AFFORDABLE LUXURY living, in the highly sought after SAVANA. 2 bedrooms and 2 bathrooms with all of the luxuries including: STONE counter tops, STAINLESS appliances, IN FLOOR heat, IN SUITE A/C, corner gas fireplace, in suite laundry, plus more! Open concept kitchen and living room, with large windows for natural light. Enjoy your morning coffee on your outdoor patio. Condo fee's include ALL UTILITIES except electricity. Great Management Company, SUPER quiet building, plus a solid reserve fund. One TITLED parking stall in the secure, camera monitored HEATED UNDERGROUND parkade and 1 additional TITLED surface parking. Storage cage is in the front of the underground parking stall. Why rent when you can own at this price!! Good Sized Deck 12x8. Natural Gas Hookup for Barbeque