

# \$399,900 - 308 Strathcona Circle, Strathmore

MLS® #A2207813

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,724 sqft  
Residential on 0.04 Acres

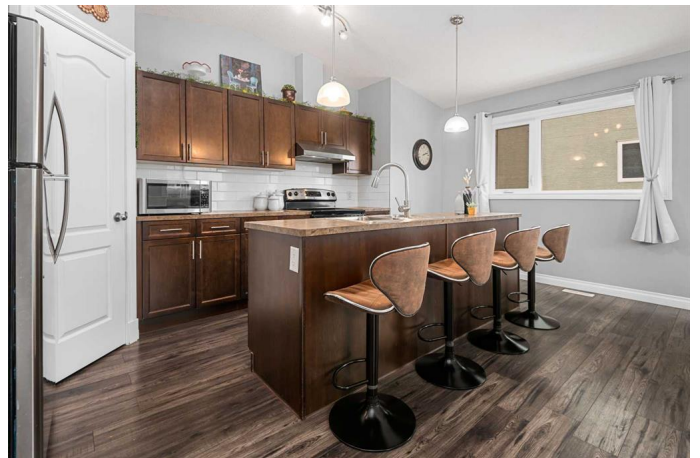
Strathaven, Strathmore, Alberta

This exquisite END UNIT TOWNHOUSE offers over 1,700 sq.ft. of thoughtfully designed living space, perfect for those seeking both comfort and style. As you step inside, you'll be immediately captivated by the breathtaking VAULTED CEILINGS and a spacious flex area, while the massive SKYLIGHT above the entrance door invites an abundance of natural light, creating a bright, airy atmosphere throughout the main floor.

With two generous bedrooms, including a spacious master suite complete with a walk-in closet and a beautifully designed 4-piece ensuite, this home is the perfect retreat. The modern kitchen is equipped with STAINLESS STEEL appliances and a ample sized pantry, making meal preparation a breeze.

Step downstairs to your private living room, a cozy haven ideal for weekend movie nights or quiet evenings with family and friends. The wide driveway offers EXTRA PARKING SPACE, perfect for accommodating family and guests during long weekend visits. This well maintained home is move-in ready and offers the perfect balance of comfort and style in a peaceful, welcoming neighborhood.

Conveniently located less than 30 minutes from the City of Chestermere and just 40 minutes from Calgary, this townhouse is close to parks, schools (K-9 and High School), and the complex features a pocket park that kids



will adore.

Don't miss out on this incredible opportunity—schedule your viewing today and make this beautiful townhouse your new home!

Built in 2007

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207813      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,724         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 308 Strathcona Circle |
| Subdivision | Strathaven            |
| City        | Strathmore            |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 0B1               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Stucco, Mixed             |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | R3              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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