

36 Brentwood Drive E  
Strathmore, Alberta

MLS # A2241080

\$450,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Maplewood              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,123 sq.ft.           | Age:   | 1982 (43 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half   |
| Garage:   | On Street, Parking Pad |        |                   |
| Lot Size: | 0.13 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                                  |            |    |
|-------------|----------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas          | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum, Tile | Sewer:     | -  |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -  |
| Basement:   | Finished, Full                   | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame         | Zoning:    | R1 |
| Foundation: | Poured Concrete                  | Utilities: | -  |
| Features:   | Pantry, Separate Entrance        |            |    |

Inclusions: None

This thoughtfully designed bungalow blends functionality, comfort, and convenience. The main level offers a bright open open-concept living and dining area with durable flooring and soft neutral tones throughout. The kitchen provides generous cabinet and prep space, and connects easily to both the dining area and a bonus sunroom at the back of the home. This flexible space is ideal for a home office, reading nook, or kids's playroom. There are three well-proportioned bedrooms on the main level, including a primary bedroom with its private two-piece ensuite, plus a full four-piece bathroom for family or guests. Downstairs, the fully developed basement adds exceptional utility. It includes a fourth bedroom with its three-piece ensuite, a large rec room perfect for casual living or entertaining, a dedicated laundry area, and ample storage throughout. Set on a quiet street in a mature neighbourhood with tree-lined lots and long-term neighbours, this property is located just steps from École Brentwood Elementary and within minutes of both junior high and high school options. It's an excellent fit for a young family and offers the layout and location to remain practical and accommodating as life and needs evolve.