

150 Parklane Drive  
Strathmore, Alberta

MLS # A2256746

\$609,900

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Aspen Creek                                                                 |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Bungalow                                                                    |        |                   |
| Size:     | 1,342 sq.ft.                                                                | Age:   | 2001 (24 yrs old) |
| Beds:     | 4                                                                           | Baths: | 3                 |
| Garage:   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper    |        |                   |
| Lot Size: | 0.14 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Level, |        |                   |

|             |                                                                                                                                                                                              |            |    |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                        | Water:     | -  |
| Floors:     | Ceramic Tile, Laminate, Linoleum, Vinyl Plank                                                                                                                                                | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                                              | Condo Fee: | -  |
| Basement:   | Finished, Full                                                                                                                                                                               | LLD:       | -  |
| Exterior:   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                    | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                                                                              | Utilities: | -  |
| Features:   | Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound |            |    |

**Inclusions:** Radon reduction system, water scale removal 'scale sweeper', PCO Air Filtration System, smart stair light system (smartphone controlled), multi-room audio speakers, Murphy bed (bsmt bedroom)

Nestled in the serene community of Aspen Creek, this beautifully maintained bungalow enjoys an exceptional setting&mdash;backing onto mature trees, a park, and scenic walking paths. From the inviting covered front porch, you step into a spacious living room centred around a cozy fireplace, perfect for relaxing evenings. A formal dining room provides an elegant backdrop for gatherings, while the bright eat-in kitchen is a true highlight with extensive cabinetry, a central island, a convenient pantry, and a bay-window dining nook that floods the space with natural light. The main floor hosts three comfortable bedrooms, including a primary retreat complete with a full ensuite and generous walk-in closet. Downstairs, the fully finished basement offers impressive versatility, featuring a large bedroom, two expansive recreation rooms, an office area, and three storage rooms&mdash;ideal for hobbies, guests, or extended family. Recent updates bring peace of mind with a new roof (2017) and a brand-new hot water tank. Added conveniences include main floor laundry, central air conditioning, an attached double garage, and a raised back deck that overlooks your own private forested oasis. The landscaped yard enhances the sense of seclusion and tranquility. Modern upgrades throughout elevate everyday living: the home is wired for audio, features custom smartphone-controlled LED lighting on the basement stairway, and includes a radon reduction system, water scale reduction system, water filtration, and a PCO central air purification system. With schools and shopping nearby, and set in one of Strathmore's most desirable locations, this home offers the perfect blend of comfort, convenience, and serenity.