

**156 Wildrose Crescent  
Strathmore, Alberta**

**MLS # A2293524**



**\$590,000**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	firepit, cedar flower boxes		

HOME SWEET HOME! Welcome to this outstanding, custom-built, and RECENTLY UPDATED FORMER SHOWHOME (Trilogy Homes) situated in the quiet and family friendly community of Wildflower backing on to a picturesque green space/playground in the heart of the charming town of Strathmore. This magnificently modern home offers 3 bedrooms, 4 bathrooms, 2,179 fully developed, sophisticated SQFT of living space throughout, central air conditioning and an oversized double garage. Heading inside the home you will be blown away by the amazing pride of ownership, luxury vinyl plank flooring, custom lighting upgrades and the well maintained living space offering a bright foyer, formal dining area with access to the spacious deck and patio, 2 piece vanity bathroom, mud room, sun-drenched living room perfectly complimented by a floor to ceiling rustic, stone gas burning fireplace and the gourmet chef's kitchen complete with quartz countertops, a large quartz island, convenient walk through pantry, sleek soft close cabinets, upgraded stainless steel appliances and built-in vacuum system. Heading upstairs you will find 3 great sized bedrooms including the dreamy primary bedroom complete with a spacious walk-in closet and upgraded 3- piece ensuite bathroom with an oversized shower with a bench. Completing the upstairs is a large laundry room and a wonderful 4-piece main bathroom. The recently developed basement contains a 2-piece vanity bathroom, huge recreation/living/games room and an office nook perfect for a growing family and tons of storage space. Outside you will find the oversized double attached garage with additional driveway parking and the beautifully landscaped and partially fenced backyard with an upgraded, new patio, deck with new rails, cedar plant boxes and built in firepit. Upgrades in the works include a new window in

the bathroom and new eaves, downspouts, and some soffits. Unbeatable location steps from 9 miles of pathways, high School, Kinsmen and Gray Parks, Outdoor Rink, Skatepark, Strathmore Stampede Grounds, shopping, the Recreation Centre, the Strathmore Golf Club, hospital and so much more. You are a short 25 minutes from Calgary city limits! Strathmore is known for it's quieter and slower pace of living and strong community ties. Don't miss out on this amazing opportunity! Book your private viewing of this GEM today!