

# \$490,000 - 206 Strathaven Bay, Strathmore

MLS® #A2193519

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.13 Acres

Strathaven, Strathmore, Alberta

OPE HOUSE SUNDAY 2-4 PM Come See. NEW Furnace. NEW Hot Water Tank. NEW Roof. Price Adjusted to SELL. Welcome to 206 Strathaven Bay, a beautifully maintained home in a quiet cul-de-sac in Strathmore, Alberta. Offering Maximum TOTAL Square Footage 2425 LIVING SPACE, this inviting bungalow home offers a perfect blend of comfort, style, and functionality, ideal for families or retirees looking to enjoy small-town charm with easy access to city conveniences. Step inside to discover a bright and spacious main. The kitchen is a delight, equipped with new appliances and ample cabinetry. Adjacent to the kitchen, the dining area is like having your own sunroom with easy access to the backyard. The home boasts 3 bedrooms and 2 full bathrooms, including a serene primary bedroom complete with a full ensuite bath. The fully finished basement expands your living options with a CUSTOM MAN-CAVE, extra storage, and versatile spaces that can be customized to your needs. This house has CENTRAL AIR, a NEW furnace, a NEW roof, and NEW siding. Outside, the fenced and landscaped yard provides a tranquil retreat with plenty of room for kids, pets, or summer barbecues. Living in Strathmore means enjoying a welcoming community with top-rated schools, parks, walking trails, and local shops, all while being just short drive from Calgary. Whether you're looking to raise a family, downsize, or invest, this home presents an incredible opportunity. Don't



miss your chance to own this exceptional property

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193519    |
| Price          | \$490,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,218       |
| Acres          | 0.13        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 206 Strathaven Bay |
| Subdivision | Strathaven         |
| City        | Strathmore         |
| County      | Wheatland County   |
| Province    | Alberta            |
| Postal Code | T1P 1N4            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Beamed Ceilings, Ceiling Fan(s), Recreation Facilities                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Garden                                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Wood Frame                                                                |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 66                  |
| Zoning         | R1                  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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