



## 408 Strathford Boulevard Strathmore Alberta

\$599,900

Welcome home to this beautifully updated, charming, and well-maintained bungalow with a LEGAL BASEMENT SUITE 40 minute drive from Calgary. A rare find, offering two fully independent living spaces-- perfect for multi-generational families and savvy investors. With a two-bedroom, two-bathroom main floor and a two-bedroom, one-bathroom legal basement suite, this home has been updated with care and attention to detail to provide comfort, safety, and practicality for its future owners. Each unit has its own heating system and water heater. The main floor features a bright and spacious open-concept living area with a cozy fireplace, new carpet, and fresh paint. The kitchen offers ample cabinetry, a moveable island, and new lighting. The primary bedroom has a private ensuite and a walk-in closet. The second bedroom, a full bath, and main-floor laundry add convenience. Enjoy a private, fenced backyard space, ideal for kids, pets, or relaxation, along with a double attached garage. The LEGAL BASEMENT SUITE comes with a fully separate covered entryway for privacy and protection from the elements. Inside you'll find a modern white kitchen with stainless steel appliances, quartz counter tops and stylish subway tile. Two generously sized bedrooms and a full bathroom completes the lower level. Huge basement windows with a unique one-piece opening feature, perfect for safety, natural light, and making it easy to move furniture in and out. Private lower level laundry for complete independence. Park vehicles on the 20' x 20' rear parking pad for the suite, plenty of space for vehicles/RV storage/ fully fenced backyard with separation, for both living areas. Enjoy this ideal location being walking distance to schools, parks, and the health services centre. Quick access to grocery stores, restaurants, and daily amenities. A family-friendly neighbourhood with mature trees and quiet streets. T...

Family room 9.08 M x 13.17 M

Other 12.83 M x 13.83 M

Bedroom 9.00 M x 12.83 M

Bedroom 9.08 M x 13.00 M

Laundry room 2.92 M x 3.75 M

Furnace 9.50 M x 11.25 M

Living room 11.00 M x 12.75 M

Dining room 9.25 M x 11.25 M

Kitchen 9.83 M x 10.00 M

Laundry room 5.75 M x 7.08 M

Primary Bedroom 11.00 M x 13.42 M

Bedroom 9.33 M x 10.00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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4pc Bathroom 4.67 M x 10.83 M

Other 6.67 M x 8.67 M

4pc Bathroom 5.00 M x 8.00 M

4pc Bathroom 5.00 M x 10.00 M