



# 704 Edgefield Crescent Strathmore Alberta

\$549,900

Embrace the allure of modern living in this brand-new semi-detached home nestled in the heart of Edgefield, Strathmore. The newly developed community boasts a K-9 school with a sports fieldhouse, perfect for families seeking educational and recreational opportunities right at their doorstep. With proximity to shopping, scenic pathways, and a growing list of amenities, this home is an ideal choice for families and savvy investors alike. Strathmore, Alberta, is not just a location; it's a promise of affordable and flourishing community living. A mere 25-minute drive east of Calgary, it provides a convenient escape to a town that values a strong sense of community and offers a high quality of life. Step inside this 1834-square-foot haven, where the basement holds untapped potential with its unfinished space and a separate entrance, presenting an exciting opportunity for a future rental suite--an excellent prospect for investors looking to maximize their investment. A secondary suite would be subject to approval and permitting by the city/municipality. The main floor unveils a contemporary open layout, featuring a mudroom, a convenient half bath, and a spacious kitchen, seamlessly blending into the living and dining areas. Stylish floors and finishes add a touch of sophistication to this family-friendly space. As you ascend to the upper level, you'll discover three generously sized bedrooms, each bathed in natural light from large windows. The primary bedroom offers a luxurious retreat with a walk-in closet and a spa-like ensuite, complete with dual sinks, a shower, and a soaker tub. A full bath, bonus room, and a convenient laundry room complete the upper floor, catering to the practical needs of a modern family. The spacious backyard is a blank canvas, awaiting your creative touch for landscaping and outdoor enjoyment. Appliances and GST are included, easing the tran...

Family room 14.08 Ft x 14.33 Ft  
 Kitchen 10.42 Ft x 11.33 Ft  
 Breakfast 10.92 Ft x 9.50 Ft  
 Other 10.25 Ft x 6.83 Ft  
 Primary Bedroom 14.00 Ft x 12.25 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 10.08 Ft x 13.08 Ft  
 Bonus Room 15.50 Ft x 11.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 14.92 Ft x 10.33 Ft

Listing Presented By:



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