



818 Briarwood Road Strathmore Alberta

\$339,900

Its that time of year and this seller has, with a generous heart, offered \$10,000 off the listed price! For \$339,900 what a fantastic opportunity to start the New Year in your own well maintained home on a TITLED LOT with a detached garage within a 25 minute commute to Calgary! NO CONDO FEES and NO PAD FEES ! Situated on 43x100 FT lot within WALKING DISTANCE to SCHOOLS and recreation facilities, this 3 bedroom 2 bathroom home is waiting for you! There is 1178 sf of living space in this 2000 Moduline featuring an open concept floorplan. The kitchen has upgraded granite countertops and all appliances are included, even the washer and dryer. The home has beautiful large windows facing West keeping your space bright with all the natural light. In summers you have the luxury of central air to keep you cool! The property has been fitted for a wood stove if you prefer using it as a means of heat in the winter months. The primary bedroom is large enough to accommodate a king bedroom suite and there is a full en suite with a soaker tub. Adjacent to the second and third bedrooms is a full guest bathroom also with granite adorning the vanity. If you prefer spending more of your time outdoors, perhaps the covered deck has caught your eye. The yard has inground sprinklers and room for a garden or space to throw around the ball (Baseball fever right now). The yard is FULLY FENCED for your pets and there is a space for a GARDEN. The detached garage can be used for PARKING or a SHOP for hobbies, as there is additional room on the paved parking pad for 3 vehicles. In the summer months, envision relaxing on the covered deck! This home is available for a QUICK POSSESSION. I have included the floorplan in the photos for your convenience. NOTE: The shingles on home and garage new as in 2025. Call your Realtor(R) to book a showing for this property and move in before ...

Living room 14.75 Ft x 14.83 Ft

Dining room 9.75 Ft x 8.50 Ft

Kitchen 18.83 Ft x 6.25 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 12.42 Ft x 10.17 Ft

Bedroom 8.67 Ft x 8.25 Ft

Laundry room 8.83 Ft x 8.17 Ft

Primary Bedroom 14.75 Ft x 12.00 Ft

4pc Bathroom 9.25 Ft x 5.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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