

# \$550,000 - 107 Strathford Bay, Strathmore

MLS® #A2202159

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.12 Acres

Strathaven, Strathmore, Alberta

Welcome to this beautiful home in the highly sought-after community of Strathaven! Nestled on a quiet cul-de-sac in Strathmore, this home offers the perfect blend of small-town charm and a short commute to Calgary. Plus, the generous pie-shaped lot features a large backyard—ideal for outdoor enjoyment.

Step inside to a bright and inviting layout designed for seamless living. The sun-filled kitchen opens effortlessly onto the deck, creating an ideal space for morning coffee or summer barbecues. A cozy gas fireplace adds warmth to the living area, while the primary suite offers a spacious ensuite for ultimate comfort. An additional bedroom and a full bathroom complete the main level.

Downstairs, the fully developed walkout basement expands your living space with two large bedrooms and a spacious family or recreation room—perfect for entertaining or unwinding.

This home has been meticulously maintained and thoughtfully updated, including: New deck (2019), New water tank (2019), Custom blinds (2019), New washer and dryer (2019), New TOTO toilets (2020), New garage door opener (2020), Reinforced fence bottom (2020), Stainless steel appliances (2022), New roof, siding, and eavestroughs (2024/2025), Freshly painted ceilings and walls (2024), LED lighting throughout.



Experience the best of both worldsâ€™ small-town living with quick access to Calgary. Donâ€™t miss this fantastic opportunity!

Built in 2002

### **Essential Information**

MLS® #	A2202159
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	107 Strathford Bay
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P1P2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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