



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**58 PARKLANE Drive, Strathmore T1P 1R2**

MLS®#: **A2187919**

Area: **Aspen Creek**

Listing Date: **01/17/25**

List Price: **\$749,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **9,709 sqft**  
Lot Shape:

Access:

Lot Feat: **Irregular Lot**  
Park Feat: **Additional Parking,Double Garage Attached,Heated Garage**

DOM

**5**

Layout

Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Pantry,Quartz Counters,Storage,Track Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`7" x 9`8"
Dining Room	Main	11`0" x 12`5"
2pc Bathroom	Main	5`5" x 5`8"
Bedroom	Second	12`1" x 9`8"
4pc Ensuite bath	Second	20`2" x 7`6"
Bedroom	Lower	12`5" x 10`1"

Room	Level	Dimensions
Living Room	Main	12`11" x 16`3"
Kitchen	Main	14`2" x 12`5"
4pc Bathroom	Second	8`10" x 4`11"
Bedroom - Primary	Second	13`1" x 14`10"
Flex Space	Lower	12`5" x 15`3"
3pc Bathroom	Lower	4`6" x 8`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**9812349**

Remarks

Pub Rmks:

**Welcome to ASPEN CREEK in Strathmore! If you're looking for a QUIET, welcoming community that still offers easy access to all the conveniences of the city, this is it! NESTLED in the heart of Wheatland County, this home gives you the best of both worlds - peaceful country living, plus a quick drive to Calgary whenever you need it. Got a COLLECTION OF CARS or need a WORKSHOP SPACE? The heated garage / workshop is a dream! It comfortably fits three vehicles, and if you want to add lifts, you could easily fit three more. Plus, there's still plenty of space to BUILD OUT A FULL SHOP if that's what you need. This is in addition to the ATTACHED OVERSIZE TWO CAR HEATED GARAGE. You might find this on an acreage but in town...RARE INDEED! This former SHOWHOME backs onto the CANAL and a scenic walkway, giving you great views and plenty of privacy. Inside, the home is loaded with upgrades, including a beautiful KITCHEN RENOVATION done in 2023. The WHITE QUARTZ countertops are a showstopper, paired perfectly with the on-trend two-tone cabinets and stunning blue tile accents. The kitchen comes with MODERN APPLIANCES (installed in 2021) and has everything you need - a pantry, breakfast bar, and plenty of space for cooking or entertaining. The dining area is just steps away, making family meals or dinner parties a breeze. You'll also love the easy access to the LARGE DECK - perfect for BBQs, relaxing after a long day, or hanging out in the newly added gazebo on those hot summer days. With over 9,700 sqft. / 0.22 ACRES OF LAND, the fully fenced backyard is great for the kids to play in or for you to create your own outdoor oasis. Upstairs, the home has been thoughtfully updated. What was originally a third bedroom is now a HUGE PRIMARY SUITE with a spacious walk-in closet, a luxurious ensuite with a STANDALONE SHOWER, SOAKER TUB, and even its OWN FIREPLACE - the perfect place to unwind. The fully finished basement is ready for whatever you need - a cozy MOVIE ROOM, rec room, or extra space for guests. It also has a large bedroom with double closets, a three-piece bathroom, and a big storage room to keep everything organized. This home has it all - DON'T MISS OUT on making it yours!**

Inclusions:  
Property Listed By:

none  
eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











