



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 LAKES ESTATES Circle, Strathmore T1P 0B7**

MLS® #: **A2112132** Area: **Strathmore Lakes Estates** Listing Date: **03/13/24** List Price: **\$799,000**  
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **7,211 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,561**  
Low Sqft:  
Ttl Sqft: **1,561**

DOM

**67**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Private**  
Park Feat: **Asphalt,Double Garage Attached,Heated Garage,Multiple Driveways,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`2" x 7`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>15`9" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 14`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 6`9"</b>	<b>Workshop</b>	<b>Main</b>	<b>24`4" x 24`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 14`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`11" x 5`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`11" x 17`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`9" x 13`2"</b>

Walk-In Closet  
Bedroom  
Kitchen  
Storage

Main  
Basement  
Basement  
Basement

6`7" x 8`10"  
13`11" x 11`11"  
12`2" x 18`2"  
9`0" x 5`11"

3pc Bathroom  
Bedroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

4`11" x 10`3"  
13`10" x 11`0"  
19`8" x 25`6"  
11`10" x 10`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0811227**

Remarks

Pub Rmks: Discover an unparalleled gem nestled in the heart of Strathmore's Lakes Estates! Set in an Elegant neighborhood on an **EXTRA LARGE CORNER LOT (7211 sqft)**, this Family sized **WALK-OUT BUNGALOW** represent the essence of luxury living at its finest. Built In 2022, this home displays an impeccable blend of practicality and aesthetic charm with its fully finished living space spanning over 2700 sqft. The Layout of this home features 4 bedrooms, 3 bathrooms, a large kitchen, spacious dining room and multiple windows overlooking the gorgeous view of the lake and it's surroundings. The stunning **PRIMARY BEDROOM** offers a 4 PC ENSUITE BATH with a large **WALK IN CLOSET**. This bungalow comes with multiple high end features such as **QUARTZ** counter top, kitchenaid Gas stove, electric oven, refined and textured **ACCENT WALLS**. The 9 foot ceilings on the main floor unveiling stylish 8 FOOT DOORS and **LUXURY VINYL PLANK** flooring throughout the whole house. The spacious **FULLY FINISHED BASEMENT** featuring 10 foot ceilings with a wet bar/kitchenette, large family room and second laundry room. The home comes with a 100 amp electrical panel, **HIGH EFFICIENCY FURNACE** and Dual zone HVAC control. The **MAIN FLOOR LAUNDRY ROOM**, with built in storage, leads you to the **DOUBLE ATTACHED GARAGE** which is fully finished with Epoxy flooring extending onto an over sized parking pad. The yard is newly landscaped featuring a new fence and beautiful flower bed in the front of the house. The basement walls are lined with spray foam insulation - giving an excellent R rating. The shed located in the back yard is perfect for extra storage. This meticulously built bungalow represents a perfect blend of comfort, style, and functionality for contemporary living. As you step inside, the open-concept layout, welcomes you warmly, showcasing luxurious finishes and thoughtful designs. Conveniently situated in an **EXCEPTIONAL LOCATION** close to the playgrounds and scenic walk paths offering serenity around the lake. Your opportunity to own this remarkable home in a vibrant neighborhood located less than 40 minutes from Calgary awaits! **CONTACT ME OR YOUR FAVORITE REAL ESTATE AGENT TODAY TO ARRANGE YOUR IN-PERSON VIEWING.**

Inclusions:  
Property Listed By:

**Storage shed**  
**CIR Realty**

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





















