



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 LAKEWOOD Circle, Strathmore T1P 0G8**

MLS® #: **A2124510**

Area: **Lakewood**

Listing Date: **04/19/24**

List Price: **\$632,900**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Strathmore**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**3,920 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,005**

Low Sqft:

Ttl Sqft:

**2,005**

DOM

**30**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**No Neighbours Behind,Private**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Other**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>37`1" x 15`9"</b>
<b>Office</b>	<b>Main</b>	<b>29`2" x 24`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>39`4" x 36`5"</b>
<b>Loft</b>	<b>Second</b>	<b>46`3" x 33`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>34`9" x 38`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>34`9" x 16`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>23`4" x 29`10"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>19`8" x 17`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>47`7" x 39`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>39`4" x 33`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>32`6" x 32`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>29`10" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>45`11" x 39`4"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>37`5" x 35`9"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**1413461**

Remarks

Pub Rmks: **GST included. Discover a new standard of stylish living with this thoughtfully designed 2023 home in the beautifully renewed lakefront community of Lakewood in Strathmore. UPGRADES: Larger windows, oversized double garage (perfect for a truck), oversized primary walk-in closet and ensuite, separate side entrance finished up to basement, front and back landscaping. This gorgeous two-storey home offers over 2000 sqft of modern sophistication and comfort as well as a separate entrance into your private 800 sqft basement ready-to-be custom-tailored into your vision. As you step into the main floor, you'll discover an office/flex room that seamlessly connects to the main living space, illuminated by an abundance of natural light from large windows. Sleek two-tone cabinetry, quartz countertops, and a high-end appliance package are just a few of the features of this amazing kitchen. The second floor includes a loft area, a laundry room, and a modern 4-piece bath with 2 spacious bedrooms that have mountain views from the large windows. The primary bedroom boasts a large walk-in closet, and the extravagant master suite offers a custom shower, double vanity, and a remarkable corner free-standing tub that is flooded with natural light. The double attached garage is oversized on both width and length as well as height (20.7 x 23 by almost 12 feet tall). The property has been fully landscaped and you enjoy no neighbours behind. Lakewood will be a true lake destination for all seasons and people of all ages, Strathmore's innovation and destination community. Residents can enjoy activities year-round such as golfing, walking, biking, paddle-boarding, hockey, cross-country skiing and snow-shoeing. Lakewood offers something for all aspects of life. Don't miss this opportunity - schedule your showing today and embrace peaceful Lakewood living! 3D virtual tour available upon request.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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



















