



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 LAKEWOOD Circle, Strathmore T1P 2J4**

MLS®#: **A2143659**      Area: **Lakewood**      Listing Date: **06/28/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,888 sqft**  
 Lot Shape: **36' x 108'**

Finished Floor Area  
 Abv Sqft: **1,912**  
 Low Sqft:  
 Ttl Sqft: **1,912**

DOM

**111**  
Layout  
 Beds: **4 (4 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,No Neighbours Behind,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Kitchen</b>	<b>Main</b>	<b>12` 2" x 10` 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16` 0" x 15` 1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9` 0" x 12` 0"</b>

5pc Ensuite bath  
Bedroom  
Bedroom

Upper  
Upper  
Upper

11`4" x 10`3"  
10`0" x 12`2"

Bedroom - Primary  
Laundry  
Bedroom

Upper  
Upper  
Upper

14`0" x 12`0"  
10`0" x 5`6"  
9`10" x 11`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2211171

Zoning:  
**R1-S**

Remarks

Pub Rmks:

**Welcome to this enchanting 4-bedroom, two-story residence, The Stafford, designed for contemporary living by Winchester Builders. Featuring 4 bedrooms upstairs, convenient upstairs laundry, an open-concept main floor, and a spacious double garage, this home caters to all your family's needs. Upon entering the main floor, you are greeted by an expansive, open-concept layout that seamlessly integrates the living room, dining area and kitchen. This space is ideal for entertaining or enjoying quality family time, with large windows flooding the area with natural light, creating a warm and inviting atmosphere, made warmer by the Electric Fireplace. The kitchen is a chef's paradise, boasting a large island that offers additional counter space and seating, ample room for meal preparation, storage, and all your culinary gadgets. Plenty of cabinets designed by Superior Cabinets. The kitchen flows effortlessly into the dining area, making meal service a breeze and then in to the living room showcasing the beautiful electric fireplace. A conveniently located powder room on the main floor ensures privacy for the rest of the home and is perfect for guests. The double garage provides ample space for cars, bikes, and other gear and connects to a mudroom/laundry room, offering a great spot to drop off shoes and bags, keeping the house tidy. Upstairs, the primary bedroom serves as a cozy retreat with its own ensuite bathroom, featuring double sinks, a glass walled shower, and a soaking tub, alongside a walk-in closet that offers plenty of storage for clothes and accessories. Three additional bedrooms are perfect for children, guests, or a home office, each offering ample closet space and easy access to a shared bathroom. The laundry room is conveniently situated upstairs near the bedrooms, making laundry day much more manageable with room for a washer, dryer, and extra storage. The outdoor living space includes a delightful patio or deck area, perfect for barbecues, relaxation, or soaking up the sun. Additionally, the unfinished basement provides potential for future expansion. It offers ample space for storage, a workshop, or can be finished to include additional living areas such as a guest room or recreational room. Moreover, this home offers potential buyers several options for customization, allowing you to personalize the space to perfectly suit your lifestyle and preferences. Please note that interior pictures are from a previous build.**

Inclusions:  
Property Listed By:

**None**  
**Royal LePage Benchmark**

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