



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 LAKEWOOD Circle, Strathmore T1P2J4**

MLS®#: **A2146741**

Area: **Lakewood**

Listing Date: **07/23/24**

List Price: **\$639,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$10k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,156**  
Low Sqft:  
Ttl Sqft: **1,156**

DOM

**183**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **3,878 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Street Lighting**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,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: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,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>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>23`0" x 13`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`1" x 9`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`0" x 11`5"</b>	<b>Game Room</b>	<b>Lower</b>	<b>15`10" x 23`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>				

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R1N

Legal Desc:

2211171

Remarks

Pub Rmks:

Welcome to this enchanting 4-bedroom bilevel home, nestled in a serene waterfront neighborhood where modern comfort meets timeless elegance. As you approach, the home greets you with its charming exterior and a spacious double garage, offering ample parking for convenience. Step inside to discover an inviting main level that features a contemporary, open floor plan, seamlessly integrating the living room, dining area, and kitchen. Sunlight cascades through generous windows, illuminating the airy space and highlighting the exquisite decor. The kitchen is a culinary masterpiece, boasting a large island, sleek quartz countertops, premium cabinetry from Superior Cabinets, and state-of-the-art stainless steel appliances, perfect for hosting intimate gatherings or grand celebrations. On this level, two bedrooms provide a peaceful sanctuary, including the primary suite, which offers a private full bath and a walk-in closet. An additional full bath caters to guests and the second bedroom, ensuring both comfort and convenience. Descend to the lower level to find another alluring space designed for relaxation and entertainment. This level offers two more generously sized bedrooms and a full bath, providing privacy and comfort for extended family or guests. The expansive recreation room offers endless possibilities for customization, whether a media room, home office, or hobby space. Outside, an expansive backyard awaits, offering a private retreat with no neighbors behind. Enjoy your morning coffee on the deck or host a delightful barbecue in this serene oasis, perfect for leisurely moments and joyful gatherings. Situated in a coveted neighborhood, this home is just moments from a new playground, a pickleball court, and scenic walking paths leading to a future swimming lake. This residence artfully combines practicality with modern comforts. With its spacious layout, three full baths, and thoughtful design elements, this bilevel gem is ready to welcome you home. \*\*\*Alternative basement floor plans available

Inclusions:

None

Property Listed By:

Royal LePage Benchmark

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



