



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 WILDROSE Crescent, Strathmore T1P1M9**

MLS®#: **A2146887**      Area: **Wildflower**      Listing Date: **08/25/24**      List Price: **\$739,900**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$10k, 07-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,624**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,274 sqft**      Ttl Sqft: **1,624**  
 Lot Shape:

DOM

**87**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,City Lot,Corner Lot,Street Lighting**  
 Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Vinyl Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 14`6"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`9" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`5" x 15`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`8" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 14`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 11`11"</b>
<b>Other</b>	<b>Lower</b>	<b>38`2" x 45`5"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1N**

**1611609**

Remarks

Pub Rmks: **Welcome to your new home! This beautiful brand new bungalow, covering 1,624 square feet, offers a perfect blend of modern comfort and stylish design. Located on a desirable corner lot, the house provides a spacious and private setting, ideal for relaxation and entertaining. Upon entering, you'll be greeted by an open-concept living area that seamlessly connects the living room, dining area, and kitchen. The large windows throughout the space allow natural light to flood in, creating an airy and inviting atmosphere. The 10 ft ceilings on the main floor and 9 ft ceilings in the basement also add to the open feel. Lots of cupboards and counters, stainless appliances and a good-sized island complete the kitchen. The living room boasts an electric fireplace with floor to ceiling tile. The main floor features two generously sized bedrooms, each offering a plenty of space with ample closets. The primary bedroom stands out with its elegant design and 5 piece ensuite aiming to offer a spa-like experience right at home. Additionally, a versatile den provides extra room that can be tailored to your needs, whether you envision it as a home office, reading nook, or third bedroom. This floor includes an other full bath plus a laundry room. Come downstairs to the walk-up basement, which adds valuable space and potential to the property. This area can be customized for various uses, such as a recreational space, extra storage, or even a secondary living area. Conveniently accessible from the main floor, the basement enhances the home's flexibility. Other features include- gas line on the deck, rough in for AC, hardwired security cameras, ceiling speakers, LVP flooring, LED lighting throughout and custom built ins in all the closets. Outside, the corner lot enhances the home's appeal, offering a larger outdoor area that is perfect for gardening, outdoor dining, or simply enjoying the surroundings. The layout ensures a good balance of privacy and openness. The triple garage is another notable feature, providing ample room for vehicles, storage, or a workshop. This practical addition helps keep your living space clutter-free and organized. The community of Wildflower Ranch is conveniently located and you are close to walking paths, park, shopping and schools. Its a prime location in a sought-after neighborhood. This beautifully crafted residence is designed to meet your needs with elegance and convenience, making it an ideal place to call home.**

Inclusions:  
Property Listed By:

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

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









