



THE
A-TEAM

**RE/MAX
FIRST**

172 LAKEWOOD Circle, Strathmore T1P 0G8

MLS®#: **A2152730** Area: **Lakewood** Listing Date: **07/25/24** List Price: **\$625,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Strathmore**
 City/Town: **2024**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,351 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,805**
 Low Sqft:
 Ttl Sqft: **1,805**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,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>
Mud Room	Main	10`3" x 6`10"	2pc Bathroom	Main	5`0" x 5`0"
Living Room	Main	13`3" x 14`4"	Kitchen	Main	10`1" x 11`1"
Pantry	Main	5`0" x 7`4"	Breakfast Nook	Main	10`1" x 9`10"
Bonus Room	Upper	14`6" x 11`4"	4pc Bathroom	Upper	10`1" x 5`0"
Laundry	Upper	9`0" x 5`9"	Bedroom	Upper	13`1" x 10`4"
Bedroom	Upper	10`1" x 11`0"	Bedroom - Primary	Upper	13`0" x 12`3"

Walk-In Closet

Upper

9`0" x 5`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

10`1" x 9`0"

Title:

Fee Simple

Legal Desc:

2311718

Zoning:

R1N

Remarks

Pub Rmks:

Welcome to Lakewood, a beautiful new lake community in Strathmore perfect for families and retirees. Offers a new playground, a pickleball court, and scenic walking paths leading to a future swimming lake. Stonecraft homes presents this attractive and functional 2 story home with all the must have's for todays family. Total of 3 bedrooms, upper bonus & laundry rooms, 2.5 bathrooms, double garage, and large back yard. Upon entry you find a large tile foyer with double closets, open to a mudroom with lockers with acces to the garage. A half bathroom conveniently located. Beautiful hardwood throughout the main floor. The kitchen is stunning and has a walkthrough pantry from the mudroom, new appliances, island, modern contemporary finishes with a knook style dining area. Open to the kitchen a spacious living room complete with a fireplace and access to the back yard. Upstairs you have a carpeted bonus room, 3 large bedrooms. 2 full bathrooms and laundry room with beautifultile floors. The primary bedroom is roomy with a 9'x5' walk in closet, and ensuite bath with duel sinks, soaker tub, and oversized shower. The basement is unfinished with rough in for future bathroom and your development idea's.

Inclusions:

None

Property Listed By:

RE/MAX Key

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