



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 LAKEWOOD Mews, Strathmore T0J 1Y0**

MLS® #: **A2155776**      Area: **Lakewood**      Listing Date: **08/05/24**      List Price: **\$729,000**  
 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: **4,090 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,079**  
 Low Sqft:  
 Ttl Sqft: **2,079**

DOM

**45**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Rectangular Lot,Sloped Down,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	14`0" x 10`0"	2pc Bathroom	Main	0`0" x 0`0"
Flex Space	Main	11`5" x 19`11"	Family Room	Main	14`1" x 8`5"
Kitchen	Main	11`3" x 14`11"	Bedroom - Primary	Second	12`10" x 14`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	11`5" x 11`5"
Bedroom	Main	11`5" x 14`1"	3pc Bathroom	Second	0`0" x 0`0"

**Bedroom**                      **Basement**                      **14`0" x 10`0"**                      **3pc Bathroom**                      **Basement**                      **0`0" x 0`0"**  
Legal/Tax/Financial

Title:    Zoning:  
**Fee Simple**    **R1S**  
Legal Desc:    **1413461**

Remarks

Pub Rmks:                      **Experience a new standard of stylish living with this meticulously designed 2024 home in Lakewood, Strathmore's rejuvenated lakefront community. Built by Shayman Homes, this stunning two-storey residence, offering over 3000 sqft of developed modern space, features a range of upgrades, including larger windows, an oversized primary walk-in closet and ensuite, and a covered deck. The main floor introduces an office or flex room that seamlessly connects to the spacious living area, all bathed in natural light from large windows. The kitchen is a highlight, showcasing sleek cabinetry, quartz countertops, and a high-end appliance package. On the second floor, you'll find a den, a convenient laundry room, and a modern 3-piece bath, alongside three generous bedrooms that offer beautiful mountain views through large windows. The primary bedroom boasts a substantial walk-in closet, while the luxurious master suite features a custom shower, double vanity, and an impressive corner free-standing tub that is flooded with natural light. The basement enhances the home's appeal with two additional bedrooms, a 3-piece bath, and a wet bar, all opening onto a fenced backyard. From your covered deck, you can enjoy views of the greenspace and playground with no neighbors behind. Lakewood provides a premier destination for all seasons and ages, with year-round activities such as golfing, walking, biking, paddle-boarding, hockey, cross-country skiing, and snow-shoeing. This innovative community offers something for everyone, making it an exceptional place to call home.**

Inclusions:    **na**  
Property Listed By:    **Five Star Realty**

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