



THE
A-TEAM

**RE/MAX
FIRST**

164 LAKEWOOD Circle, Strathmore T0J1Y0

MLS®#: **A2157796**

Area: **Lakewood**

Listing Date: **10/10/24**

List Price: **\$629,998**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,910 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,952**
Low Sqft:
Ttl Sqft: **1,952**

DOM

42
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`1" x 9`2"	Family Room	Main	11`11" x 14`5"
Kitchen	Main	11`3" x 10`9"	2pc Bathroom	Main	5`0" x 5`3"
Office	Main	10`0" x 10`4"	Pantry	Main	5`1" x 8`0"

Mud Room	Main	22`8" x 10`9"	Bedroom - Primary	Second	13`1" x 13`4"
5pc Bathroom	Second	9`9" x 10`3"	Laundry	Second	9`4" x 5`9"
3pc Bathroom	Second	9`4" x 5`9"	Bonus Room	Second	12`11" x 11`7"
Bedroom	Second	10`0" x 11`0"	Bedroom	Second	12`11" x 10`6"

Legal/Tax/Financial

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

Zoning:
R1S

Remarks

Pub Rmks: **Discover the ultimate blend of suburban serenity and urban convenience with this stunning new front-drive home, just a short drive from Calgary! Nestled in a vibrant, up-and-coming community, this nearly 2000 sq ft pre-construction home offers you the chance to design every inch of your future. Step into luxury with premium upgrades, including sleek vinyl flooring, cozy carpeted bedrooms, quartz countertops, full-height kitchen cabinetry, and all-black plumbing fixtures. Enjoy relaxing on your rear deck, while the double-car garage adds both convenience and security. Located across from a picturesque pond, you'll wake up to serene views right at your doorstep. Less than 30 minutes from Calgary, you'll have easy access to city amenities while enjoying the peaceful charm of Strathmore. This community offers everything you need — from scenic parks and schools to all the conveniences at your fingertips. Customize your dream space and invest in a future filled with possibilities! With competitive interest rates and significant equity growth potential, now is the time to make your move. Strathmore is where affordability meets opportunity, and every day feels like a getaway!**

Inclusions:
 Property Listed By: **None**
PREP Realty

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