



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**823 LAKEWOOD Circle, Strathmore T1P 0G7**

MLS®#: **A2162511**

Area:

Listing **09/04/24**

List Price: **\$849,900**

Status: **Active**

County: **Wheatland County**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **3,004**

Low Sqft:

Ttl Sqft: **3,004**

DOM

**14**

Layout

Beds: **3 (1 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,972 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Cement Fiber Board,Composite Siding,See  
Remarks,Silent Floor Joists,Stone,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Range,Refrigerator**

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Tray  
Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>10`6" x 9`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 13`8"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>25`7" x 16`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 13`10"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`4" x 16`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>24`10" x 37`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 12`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>12`0" x 9`8"</b>			

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1N**

Legal Desc:

2210529

Remarks

Pub Rmks:

Welcome to the home you've always been waiting for —a beautiful, south-facing walk-out bungalow that perfectly captures the essence of comfort and natural beauty. Crafted with over 30+ years of experience by Scott Alan Custom Projects, this 3-bedroom, 2.5-bathroom haven is far from ordinary. Situated just steps from a walkway and serene pond in the community of Lakewood, you'll experience year-round enjoyment, whether you're kayaking or swimming in the summer or ice-skating in the winter. Once you step inside, the difference will be obvious. The grand 12-foot ceilings in the foyer and rich hardwood floors set the stage for a space that is both inviting and impressive. As you pass the den and half bath, you'll notice the 10' ceilings throughout the main floor, giving every room a sense of openness and grandeur. The heart of the home—the fully equipped kitchen—is a chef's delight. With beautiful Alder wood cabinets, gorgeous granite countertops, and a spacious island, it's designed for both entertaining and everyday life. This space flows effortlessly into the dining area, making gatherings with family and friends both easy and enjoyable. Attention to detail is evident throughout the home. Admire the 12-foot coffered ceiling in the great room, the elegant 8-foot doors on the main floor, and the beautiful views of the pond from your deck. Unlike other homes, this one features Alder wood cabinets, creating a cohesive and luxurious look. With 1,662 square feet of living space on the main floor, every corner is designed for comfort and daily living. The master bedroom offers a tranquil retreat, complete with a water view and a spacious ensuite. Indulge in the deep, free-standing soaker tub, large glass shower, dual vanities, private toilet area, and a generously sized walk-in closet. This suite is everything you need for a perfect night's rest. The lower level, with 1,342 square feet of developed space, is ideal for family or guests. Featuring 9-foot ceilings, two additional bedrooms, and a stylish four-piece bathroom with dual vanities. The lower level ensures privacy and convenience. The expansive 758-square-foot rec room, complete with a wet bar, provides the perfect setting for movie nights, game days, or just relaxing with loved ones. Step out to the patio for easy access to your backyard, the walkway, or the pond. Comfort is key in this home, with air-conditioning included to keep you cool during warmer months. Located just minutes from Strathmore's amenities—shops, restaurants, schools, golf courses, green spaces, and recreational facilities—this home is ideally positioned for a lifestyle of ease and enjoyment. You'll experience the difference with Scott Alan Custom Projects, where thoughtful design, exceptional finishes, and a commitment to quality set this home apart. Your new life in Lakewood awaits!

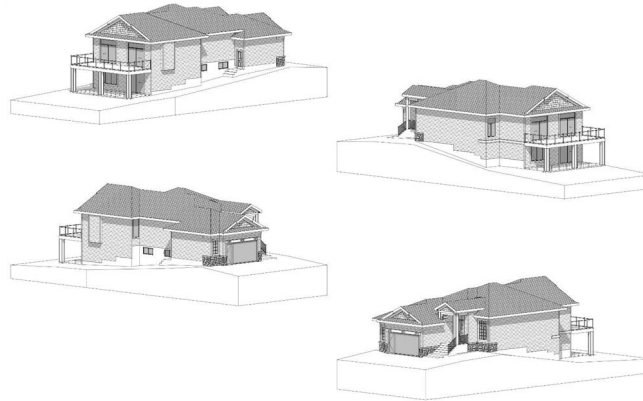
Inclusions:

none

Property Listed By:

eXp Realty

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





BSMT DEVELOPED  
Basement

