



THE
A-TEAM

**RE/MAX
FIRST**

8 LAKES ESTATES Circle, Strathmore T1P 0B6

MLS®#: **A2164771**

Area: **Strathmore Lakes
Estates**

Listing Date: **09/13/24**

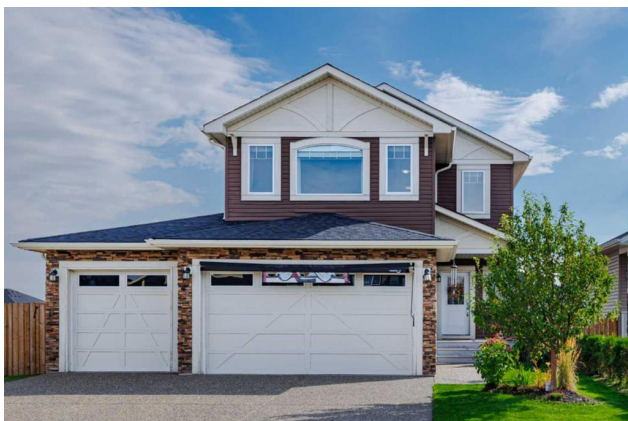
List Price: **\$725,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Detached**
City/Town: **Strathmore**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **2,023**
Low Sqft:
Ttl Sqft: **2,023**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,705 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Underground Sprinklers,Yard Lights,Treed**
Park Feat: **Driveway,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|-----------------|-------------------|--------|----------------|
| 2pc Bathroom | Main | 6`1" x 5`0" | Dining Room | Main | 12`11" x 8`0" |
| Kitchen | Main | 12`11" x 13`10" | Living Room | Main | 12`1" x 13`10" |
| Mud Room | Main | 6`3" x 7`7" | 4pc Bathroom | Second | 8`4" x 4`11" |
| 5pc Ensuite bath | Second | 12`3" x 13`3" | Bonus Room | Second | 17`0" x 11`4" |
| Bedroom | Second | 12`2" x 10`4" | Bedroom | Second | 12`2" x 10`8" |
| Laundry | Second | 8`4" x 5`6" | Bedroom - Primary | Second | 12`5" x 14`2" |
| 4pc Bathroom | Lower | 7`5" x 7`3" | Bedroom | Lower | 9`9" x 14`0" |

Dinette

Lower

10`5" x 7`10"

Family Room

Legal/Tax/Financial

Lower

15`1" x 22`6"

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0811227

Remarks

Pub Rmks:

Welcome to this immaculate 4 bedroom, 4 bathroom family home with a newly developed WALK OUT and TRIPLE garage. The main level is open and inviting with a spacious entry. The kitchen, living room and dining room are open to each other which makes entertaining guests and family easy. The kitchen has STAINLESS STEEL appliances, including a new refrigerator and GRANITE countertops. The large island is the center of the space and provides room for meal preparation and sitting up to for a quick meal. The kitchen is connected to the mudroom, 2 piece powder room and garage entry via the walk through PANTRY. The open living room has a gas FIREPLACE and plenty of room for a large couch, chair and love seat. Dining room will fit a family sized table and is adjacent to the upper DECK with BBQ and outdoor sitting area. Upstairs the spacious primary suite will fit all your king sized furniture. There is a 5 piece bathroom with glass shower, big bathtub and walk in closet. Two more big bedrooms, 4 piece bathroom and a conveniently located laundry room complete upper floor. The walk out lower level was professionally developed 2 years ago with permits. A CUSTOM BAR complete with wine fridge, stainless steel refrigerator, hardwired internet and a QUARTZ eating counter face out to the media room. The perfect spot to watch the Game while enjoying your meal and a beverage. There is a large bedroom and 4 piece bathroom. The bathroom and bar area have INFLOOR HEAT Sliding glass doors lead out to a covered deck where BBQ and outdoor seating is located. There is a rough in completed and permitted for gas fireplace and hot tub - just plug in and its done! Leading up the stamped and aggregate front driveway is the triple heated garage. The garage has built in shelving and workbench. A total sportsman's dream this garage also has a well equipped gym with equipment and workout space. The rubber flooring and gym equipment are negotiable. House furniture and decor are negotiable. More additions in the past two years are central AIR CONDITIONING, GEMSTONE lighting, 3 zone IRRIGATION with wifi, FENCE with solar lights, professional LANDSCAPING with trees and shrubs and 99 ft2 SHED along side of house. The home is close to schools. playground, lake and pathways.

Inclusions:

Garage shelving, 2nd full sized refrigerator from lower level

Property Listed By:

Engel & Völkers Calgary

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









