



THE
A-TEAM

**RE/MAX
FIRST**

43 LAKES ESTATES Circle, Strathmore T1P 0B6

MLS®#: **A2167706**

Area: **Strathmore Lakes Estates**

Listing Date: **09/21/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Strathmore**
Year Built: **2018**
Lot Information
Lot Sz Ar: **7,858 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,673**
Low Sqft:
Ttl Sqft: **2,673**

DOM

52
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Dog Run Fenced In,Lake,Front Yard,Lawn,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot**

Park Feat: **Front Drive,Garage Faces Front,On Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Dog Run**

Construction: **Manufactured Floor Joist,Silent Floor Joists,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bidet,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`10" x 15`0"	Kitchen	Main	16`10" x 10`0"
Pantry	Main	5`10" x 4`3"	Dining Room	Main	14`9" x 10`0"
Foyer	Main	10`2" x 6`11"	Mud Room	Main	3`6" x 3`5"
Den	Main	12`2" x 10`5"	Laundry	Main	7`4" x 5`7"
4pc Bathroom	Main	9`3" x 4`11"	Bonus Room	Upper	18`0" x 17`9"
Bedroom - Primary	Main	15`0" x 14`5"	Bedroom	Upper	12`10" x 10`5"
Bedroom	Upper	12`10" x 10`6"	5pc Ensuite bath	Upper	10`4" x 9`10"
3pc Bathroom	Upper	8`11" x 5`11"	Balcony	Upper	13`3" x 4`8"

Kitchen
Bedroom
4pc Bathroom

Lower
Lower
Lower

13`3" x 10`5"
11`5" x 9`10"
9`6" x 6`11"

Family Room
Bedroom

Lower
Lower

24`2" x 16`10"
13`2" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0811227

Remarks

Pub Rmks:

IMPECCABLY KEPT this FULLY FINISHED 5 BEDROOM/4 BATH home backs onto a serene lake in Strathmore Lakes. From the moment you enter this home you are captivated by the natural light and the amazing views that your eyes are drawn to. The foyer offers an oversized front closet which is offset by the MAIN FLOOR OFFICE/DEN directly to your left; a great work from home set up. Stunning views pull you through to the FAMILY SIZED GREAT ROOM that showcases built ins and a floor to ceiling stone faced gas fireplace. Centrally positioned, is the dining area that comfortably holds a table for eight settings. There is additional seating for four at the massive quartz covered island that features a beautiful waterfall edge. Full height espresso stained cabinetry, a bank of pot and pan drawers, built in recycle/garbage pullout and a stainless appliance package that includes a gas cooktop, built in microwave, oven and dishwasher complete this chef inspired kitchen. Direct access from the dining area to the MAIN FLOOR DECK (over 25 ft long) expands your living space through the seasons for barbecue time and family gatherings. Completing the main floor are a four piece bath, a WALK IN PANTRY and a laundry room. A glass paned staircase leads upstairs and opens to a FABULOUS GIGANTIC BONUS ROOM that features built-ins for the TV area, a dry bar and room for your oversized sectional plus exercise equipment if you like. The PRIMARY BEDROOM is positioned at the rear overlooking the lake and has its very own BALCONY, WALK IN CLOSET and 5 PC SPA LIKE ENSUITE BATH. A private water closet, deep soaker jetted tub and a fully tiled walk in shower complete the ensuite. Two other bedrooms featuring walk in closets in both, a three piece bath (with another walk in shower) and storage are thoughtfully positioned in the upper level to maximize the windows and living space. The LOWER LEVEL WALK OUT with an ILLEGAL SUITE offers private access to the rear yard and delivers two more bedrooms another four piece bath and a space saving kitchen complete with fridge and stove. There is a private COVERED LOWER PATIO to enjoy your views of the lake and yard. Outside there are raised garden beds for the gardening enthusiast, a shed for your gardening needs and a dog run to keep your pet safe. and your grass green. The TRIPLE ATTACHED GARAGE and LED GEMSTONE LIGHTING that trims the soffits adds value and ambience. From the moment you enter this property, you will notice the bright well laid out living spaces and the beautiful attention to detail that embodies this estate home. Amenities include schools of all levels, a hospital, churches, various options for shopping and a variety of eateries and coffee places. Possession is negotiable. Is this your new home for Christmas? Call your favorite realtor today to book your private showing.

Inclusions:

built in dishwasher, built in oven, built in microwave, refrigerator, gas stove, all window coverings, built in vacuum system plus attachments, washer/dryer, electric stove, refrigerator, garage door opener plus 3 remotes, 2 raised garden beds, shed,

Property Listed By:

Century 21 Bamber Realty LTD.

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













