



THE
A-TEAM

**RE/MAX
FIRST**

3 LAKEWOOD Mews, Strathmore T0J 1Y0

MLS® #: **A2170755** Area: **Lakewood** Listing Date: **10/03/24** List Price: **\$715,000**
 Status: **Active** County: **Wheatland County** Change: **-\$14k, 15-Oct** 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

26
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,Front Yard,Gentle Sloping,No Neighbours Behind,Landscaped,Rectangular Lot,Rolling Slope**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

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

4pc Bathroom

Upper

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

1413461

Zoning:
R1S

Remarks

Pub Rmks:

Discover a new level of stylish living in this impeccably crafted 2024 two story/walkout home in Lakewood, Strathmore's revitalized lakefront community. Built by Shayman Homes, this exquisite two-storey 5 Bedroom residence offers close to 3000 sq.ft. of beautifully designed living space, featuring a variety of high-end upgrades. Enjoy 9' ceiling on all three floors and larger windows that bathe the home in natural light, an expansive primary walk-in closet with custom built ins, a luxurious 5PC ensuite, and a covered deck that extends your living space outdoors. You also have an extended driveway on the front, this home is fully landscaped too. The main floor greets you with a versatile office or flex room, which flows effortlessly into the bright and airy living area. The chef's kitchen is a standout, complete with sleek cabinetry, 10' island countertop, and a premium appliance package with a chimney style hood fan, ideal for both casual dining and entertaining guests. Upstairs, you'll find a spacious bonus room, a convenient laundry room, and a stylish 4-piece bathroom, alongside three generously sized bedrooms with stunning views through oversized windows. The primary bedroom is a true retreat, featuring a large walk-in closet with custom built ins, while the ensuite showcases a custom shower, double vanity, and a striking corner tub, drenched in natural light. The fully finished basement offers even more space, with two additional bedrooms, a 4-piece bathroom, and a wet bar, all opening onto a private, fenced backyard. From the covered deck, you can enjoy peaceful views of the greenspace and playground, with no neighbors behind you. Set in the vibrant Lakewood community, this home offers year-round recreational opportunities for all ages, including golfing, walking, biking, paddle-boarding, tennis court and all amenities are within 5 minute drive including schools. Lakewood is just 30 minutes drive from Calgary. Lakewood isn't just a place to live—it's a lifestyle. Don't miss the chance to make this extraordinary property your own.

Inclusions:
Property Listed By:

na
Five Star Realty

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













