



THE
A-TEAM

**RE/MAX
FIRST**

149 WESTLAKE Bay, Strathmore T1P 1X9

MLS® #: **A2174341** Area: **Westmount_Strathmore** Listing Date: **10/24/24** List Price: **\$725,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Strathmore**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,802 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,429**
 Low Sqft:
 Ttl Sqft: **1,429**

DOM

27
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow,Side by Side**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Lake,Landscaped,Views**
 Park Feat: **Double Garage Attached,Front Drive,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone,Stucco,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate**
 Water Source: **Public**
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		3pc Ensuite bath	Main	
Bedroom	Main	10`9" x 13`10"	Dining Room	Main	13`3" x 9`8"
Foyer	Main	9`7" x 11`6"	Kitchen	Main	12`0" x 13`7"
Laundry	Main	16`8" x 6`5"	Living Room	Main	17`7" x 13`6"
Bedroom - Primary	Main	19`7" x 13`10"	4pc Ensuite bath	Lower	

Bedroom	Lower	14`6" x 13`2"	Game Room	Lower	35`4" x 22`9"
Storage	Lower	10`6" x 22`8"	Furnace/Utility Room	Lower	9`3" x 8`0"
Legal/Tax/Financial					

Condo Fee: **\$472** Title: **Fee Simple** Zoning: **R3**
 Fee Freq: **Monthly**

Legal Desc: **0414022**

Remarks

Pub Rmks: ***OPEN HOUSE this SATURDAY, NOVEMBER 23 from 1:00-3:00PM!** PROFESSIONALLY UPDATED // GORGEOUS LAKE VIEWS // WALK-OUT // HEATED GARAGE // AIR CONDITIONING & MORE // Welcome to Adult Living on the lake in this highly desired Estate Community of Diamond Shore Villas! Stunning lake views in this Fully Developed Walk-Out, Semi-Detached Bungalow. Professionally Updated & Move-In Ready! This spacious home features gleaming hardwood and new carpet on the Main Floor with fresh paint, vaulted ceilings and large windows that provide unobstructed views of the lake with lots of natural light. The Kitchen was updated in 2023 to become a chef's delight & showcases two toned cabinetry with under cabinet lighting, a farmhouse sink, quartz countertops, new modern stainless steel appliances, a corner pantry with built-in shelving and an eat-up bar with seating comfortable for four! Host brunch & family dinners in the spacious Dining Room with room for that large table! Step outside to the expansive Back Deck equipped with natural gas hook-up for the BBQ, an Electric Awning complete with wind sensor for automatic closure and new Duradek, while soaking in views from the south to north end of the lake. A Patio below offers additional outdoor enjoyment, accessible from the Walk-Out Basement. Behind the Living Room with corner Gas Fireplace is the Primary Bedroom, with large Walk-In Closet and luxurious En-Suite with newer shower to include a seamless glass door & niche. Bedroom #2 is versatile and easily functions as an Office or Flex Space. This Main Level is further enhanced by another Full Bath, convenient Main Floor Laundry with sink & new tile flooring, and an Oversized Heated Garage with built-in shelving, room for storage, & perhaps a future workshop. The Refrigerator & Freezer in the Garage are both included too. Venture Downstairs to the Fully Developed Walk-Out Basement to find a massive Recreation/Family Room, Bedroom #3 with direct access to a third Full Bath, and Storage Room/Utility Room complete with Built-In Shelving and Dual Furnaces. Enjoy the comfort of Central Air Conditioning! Additional Amenities include On-Site RV Parking with Landscaping & Snow Removal taken care of by the Condo Corp. Catch the gorgeous Sunrises & Sunsets while spending time on the deck or walking the path around the lake. A must-see property... schedule your viewing today!**

Inclusions: **INCLUDED: Electric Awning on Upper Deck, Stair Chair Lift, Garage Heater, Attached Shelving in: Basement REC Room, Storage Room & Garage, and Refrigerator & Freezer in Garage**

Property Listed By: **RE/MAX Realty Professionals**

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









