



THE
A-TEAM

**RE/MAX
FIRST**

808 LAKEWOOD Circle, Strathmore T1P 0G7

MLS® #: **A2176745** Area: **Lakewood** Listing Date: **11/19/24** List Price: **\$779,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,320 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,046**
 Low Sqft:
 Ttl Sqft: **2,046**

DOM

64
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,No Neighbours Behind**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 7`2"	Kitchen	Main	12`0" x 12`2"
Dining Room	Main	11`0" x 10`0"	Living Room	Main	15`1" x 15`1"
Den	Main	10`2" x 9`0"	4pc Bathroom	Upper	5`0" x 10`0"
5pc Ensuite bath	Upper	10`4" x 8`1"	Bedroom - Primary	Upper	14`0" x 12`7"

Laundry	Upper	11`4" x 6`0"	Bonus Room	Upper	10`4" x 12`0"
Bedroom	Upper	12`0" x 10`0"	Bedroom	Upper	11`4" x 9`10"
Bedroom	Lower	10`6" x 10`9"	Bedroom	Lower	12`8" x 10`8"
Game Room	Lower	23`7" x 12`8"	4pc Bathroom	Lower	5`0" x 8`6"
Walk-In Closet	Upper	5`11" x 10`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-S**
 Legal Desc: **2211171**

Remarks

Pub Rmks: **Nestled in the heart of Lakewood this exquisite walk-out two story home, the Walden from Winchester Builders, offers an unparalleled location, backing directly onto Brave park and the newly added pickleball court. Expansive windows on both levels flood the home with natural light, while offering views of the park and the open landscapes beyond. Upon entering, you are welcomed into a beautiful foyer that seamlessly transitions into an open-concept main floor. The living room exudes warmth and elegance, featuring soaring ceilings and a charming electric fireplace .The kitchen is designed with both function and style in mind, featuring pristine quartz countertops, a large island with bar seating, stainless steel appliances, and abundant cabinetry by Superior Cabinets. A walk-in pantry provides additional storage space for groceries and kitchen essentials. Adjacent to the kitchen, the dining area comfortably seats a large table and offers direct access to the upper deck through sliding glass doors, making indoor-outdoor living a breeze. Additionally, the main floor includes a versatile den or bedroom space with a convenient three-piece bathroom nearby, offering flexibility and convenience. The second floor prioritizes comfort and convenience, featuring three spacious bedrooms, a versatile bonus room, and well-appointed laundry room. The primary suite serves as a luxurious retreat, boasting a spacious layout, large windows, and a walk-in closet. The ensuite bathroom is a sanctuary with dual sinks, a soaking tub, a separate shower, and elegant finishes. Both additional bedrooms are generously sized with ample closet space and large windows, sharing access to a modern full bathroom. The adaptable bonus room can be tailored to suit various needs, such as a home office, playroom, or media room, providing flexibility for the homeowners. Conveniently located on the second floor, the laundry room is equipped with ample storage space. The finished basement offers two bedrooms one 4 pc bathroom and a recreation room. With a walkout to the backyard, it provides plenty of space for storage, a workshop, or can be transformed into additional living areas like a guest room or recreational space. The patio extends the living area outdoors, ideal for entertaining or unwinding while taking in the serene park views. It includes space for outdoor furniture, a grill, and a dining set. The backyard is a true gem, directly backing onto a picturesque park. It's an ideal setting for children to play, for hosting outdoor gatherings, or simply to savor the tranquility of nature. Moreover, this home offers potential buyers several options for customization, allowing you to personalize the space to perfectly suit your lifestyle and preferences. Please note: Interior pictures are from a previous build**

Inclusions: **None**
 Property Listed By: **Royal LePage Benchmark**

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





