



THE
A-TEAM

**RE/MAX
FIRST**

168 LAKEWOOD Circle, Strathmore T1P 0G8

MLS®#: **A2180569**

Area: **Lakewood**

Listing Date: **11/25/24**

List Price: **\$615,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,838**

Low Sqft:

Ttl Sqft: **1,838**

Lot Information

Lot Sz Ar: **4,271 sqft**

Lot Shape:

DOM

58

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**

Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	13`2" x 12`8"
Bedroom - Primary	Upper	14`1" x 12`0"
Laundry	Upper	10`0" x 5`9"
4pc Bathroom	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	11`5" x 9`3"
Bonus Room	Upper	14`4" x 11`2"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`0"
Bedroom	Upper	11`4" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311718

Zoning:
R1N

Remarks

Pub Rmks:

Welcome to 168 Lakewood Circle, a stunning brand-new two-story home in the picturesque Lakewood community of Strathmore. This home can be ready April 2025! Boasting over 1,800 sq. ft. of thoughtfully designed living space, this modern masterpiece is the perfect place to call home. Colors & finishes can still be chosen by buyer. Step inside to discover an open-concept floor plan ideal for family living and entertaining. The spacious kitchen features elegant quartz countertops, quality built cabinetry, and a functional island that flows seamlessly into the dining area and living room. Hardwood floors throughout the main floor exude warmth and sophistication, creating an inviting ambiance for all occasions. Upstairs, you'll find three generously sized bedrooms, including the luxurious primary suite with a walk-in closet and a private ensuite, offering a serene retreat at the end of the day. A large bonus room provides versatile space for a home office, playroom, or media area, while the conveniently located upper-floor laundry room adds a touch of practicality. The undeveloped basement is a blank canvas, ready to be transformed into additional living quarters, a gym, or a cozy recreation space to suit your needs. The double detached garage and spacious yard add to the convenience and charm of this property. Enjoy the beautifully designed neighborhood of Lakewood, featuring tranquil water features, pathways, and thoughtfully curated green spaces that create a serene backdrop to your daily life. Strathmore, AB, is a hidden gem offering a perfect blend of small-town charm and big-city convenience. Located just 30 minutes from Calgary, this vibrant town features excellent schools, free busing, a state-of-the-art hospital, and a variety of parks and recreation facilities. Strathmore is the ideal location for families, professionals, and retirees alike, with its welcoming atmosphere and affordable cost of living. Don't miss the opportunity to own this exceptional home in the highly sought-after Lakewood community. Schedule your private viewing today and make your dream of living in Strathmore a reality!

Inclusions:

n/a

Property Listed By:

RE/MAX Key

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