



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 LAKEWOOD CIRCLE , Strathmore T1P0A3**

MLS®#: **A2184247**      Area: **Lakewood**      Listing Date: **12/20/24**      List Price: **\$629,990**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,670 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,940**  
 Low Sqft:  
 Ttl Sqft: **1,940**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **High Efficiency**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`2" x 14`3"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`2" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`2" x 7`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **residential**

Legal Desc:

2311718

Remarks

Pub Rmks:

**Welcome to 156 Lakewood Circle , an impressive newly constructed two-story house in the beautiful Lakewood area of Strathmore. This house can be available Immediately ! With more than 1,900 sq. ft. of carefully crafted living space, this contemporary gem is an ideal residence to call your own. . Enter to explore a floor plan with an open concept perfect for family gatherings and hosting. The roomy kitchen showcases stylish quartz countertops, high-quality cabinetry, and a practical island that integrates effortlessly with the dining area and living space. LVP flooring across the main level radiates warmth and elegance, fostering a welcoming atmosphere for every event. On the upper floor, there are three spacious bedrooms, featuring the opulent main suite equipped with a walk-in closet and an attached bathroom, providing a tranquil escape at day's end. A spacious bonus room offers flexible options for a home office, play area, or media zone, and the conveniently placed upper-floor laundry room enhances functionality. The unfinished basement is a blank slate, poised to be converted into extra living areas, a fitness room, or a comfortable entertainment zone tailored to your preferences. The two-car detached garage and roomy yard enhance the appeal and practicality of this property. Experience the elegantly crafted community of Lakewood, showcasing peaceful water elements, pathways, and carefully designed green areas that provide a calm setting for your everyday life. Strathmore, AB, is an undiscovered treasure presenting an ideal mix of small-town appeal and urban convenience. Situated only 30 minutes from Calgary, this lively town boasts great schools, complimentary transportation, a modern hospital, and numerous parks and recreational amenities. Strathmore is a perfect place for families, professionals, and retirees, thanks to its friendly ambiance and reasonable living expenses. Seize the Opportunity ! Check the Iguide Here [https://unbranded.youriguide.com/156\\_lakewood\\_cir\\_strathmore\\_ab/](https://unbranded.youriguide.com/156_lakewood_cir_strathmore_ab/)**

Inclusions:

N/A

Property Listed By:

eXp Realty

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







156 Lakewood Cir, Strathmore, AB

Main Floor Exterior Area 554.45 sq ft  
Excluded Area 502.96 sq ft



0 4 8  
PREPARED: 2024/12/02

White regions are excluded from total floor area in GEMDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

156 Lakewood Cir, Strathmore, AB

1st Floor Exterior Area 1088.02 sq ft



0 4 8  
PREPARED: 2024/12/02

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