



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Lot 18 Lakewood Circle
Strathmore, Alberta**

MLS # A2286440



\$925,000

Division:	Lakewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,435 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lake, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to your custom-built Lakewood home — a luxury pond-backing property with an east-facing rear yard and fully developed walkout basement offering 6 bedrooms and 3.5 bathrooms. This is a rare pre-construction opportunity in one of Strathmore's most desirable communities. Thoughtfully designed for families seeking space, flexibility, and long-term value, this custom two-storey home is planned to offer over 2,400 sq.ft. above grade plus a fully developed walkout basement. Situated on a premium lot backing directly onto the pond and pathway system, the home is positioned to capture beautiful water views and natural light throughout. Construction is projected to begin June/July 2026 with an estimated possession in Q1 2027, providing buyers with the opportunity to secure a premium lot and plan ahead in a growing community. The open-concept main floor is designed to feature painted shaker cabinetry, quartz or granite countertops, a large central island, and a full LG or Samsung appliance package (or \$5,000 appliance credit). Planned finishes include luxury vinyl plank flooring on the main level, tile in bathrooms, carpet in bedrooms, LED pot lighting throughout, and feature chandeliers in the great room and foyer. Nine-foot ceilings and expansive rear windows are intended to maximize natural light and showcase the pond views. Upstairs offers four bedrooms in total, including a spacious primary suite with a spa-inspired ensuite featuring dual vanities, a soaker tub, custom tile shower, and walk-in closet. Three additional well-sized bedrooms and an oversized bonus room provide a functional and flexible family layout. The fully developed walkout basement expands the living space with two additional bedrooms, a family room with wet bar, and direct access to the backyard and pond-facing greenspace. Exterior finishes are anticipated to

include vinyl siding and stone accents in accordance with architectural controls, with upgrade options available. For a limited time, early buyers may have the opportunity to select from available exterior elevation styles, including modern or traditional design options, and personalize certain interior finishes, subject to builder approval, architectural guidelines, and construction timelines (additional costs may apply). A 10% deposit secures the build. Pre-construction home. All measurements, specifications, floor plans, renderings, marketing materials, and design features are based on preliminary builder plans and are subject to change without notice. Renderings are artist concepts only and may not accurately represent the final construction, finishes, layout, or exterior details. Final specifications will be determined by the builder and outlined in the construction agreement.