



GRASSROOTS
REALTY GROUP

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**65 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2287102



\$914,900

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,696 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. WALKOUT | OVERSIZED TRIPLE GARAGE | QUIET CUL-DE-SAC | PIE LOT ON PATHWAY | LAKE VIEWS | ALMOST 2,700 SQ FT Wake up to peaceful living and views. Step directly onto pathways from your backyard. Tucked away on a quiet cul-de-sac in prestigious Strathmore Lakes Estates, this exceptional walkout home sits on a large pie-shaped lot backing the pathway system with breathtaking lake views. Offering close to 2700 sq ft of refined living space, this modern contemporary residence blends upscale finishes with thoughtful functionality — all anchored by an oversized triple garage, perfect for vehicles, storage, or toys. A dramatic two-storey foyer, open to above, floods the home with natural light and creates an immediate sense of space. The open-concept main floor is designed for both elevated entertaining and everyday comfort, featuring a chef-inspired kitchen with granite countertops, a statement island, walk-through pantry, custom feature walls, gas fireplace and high-end finishes throughout. A standout feature is the full bathroom on the main level, offering flexibility for guests or multi-generational living. The main-floor office can easily convert into an additional bedroom if desired. Upstairs, a bright bonus room provides the perfect family retreat. The primary suite is a true sanctuary, capturing beautiful views and offering a spacious walk-in closet with custom built-ins and a spa-inspired 5-piece ensuite. Two additional generously sized bedrooms — both with walk-in closets — share an impressive 5-piece bathroom, ideal for growing families. The walkout basement remains unfinished — a blank canvas ready for your custom vision. Whether you imagine a home theatre, gym and additional bedrooms the open space makes future development especially

compelling. With quick access to over 50 km of scenic pathways in Strathmore, winding through canals and green space, plus the privacy of a quiet cul-de-sac and the bonus of a triple garage, this property delivers luxury, location, and lifestyle in one remarkable package. A rare opportunity to secure one of the community's most desirable lots with room to grow. Note: Photos have been virtually stage.