



**164 Lakewood Circle
Strathmore, Alberta**

MLS # A2308402



\$739,000

Division:	Lakewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: N/A

Lakefront living in Strathmore's premier Lakewood community — with built-in income potential. This custom-built two-storey sits directly across from the pond, offering rare water views, an open-to-above foyer, and a skylit bonus room that fills the home with natural light. The upper floor features three bedrooms, a convenient laundry area, and a primary retreat with custom built-ins and a spa-inspired private bath. The real differentiator? A legal 2-bedroom basement unit with 9-ft ceilings — rent it out, and your monthly carrying costs drop significantly. Legal secondary units also drive higher appraisals, so your equity builds faster than a standard single-family home. Outside, the community delivers four seasons of lifestyle: an 18-acre recreational lake for paddle-boarding and hockey, 13 acres of scenic storm ponds, walking paths, and green space. Over 11 schools within a 5-minute radius. Style, income, and location — all in one address.