



GRASSROOTS
REALTY GROUP

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**78 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2312878



\$784,900

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|------------------|---|---------------|------------------|
| Division: | Strathmore Lakes Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,025 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Insulated, Oversized, See Remarks, Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

TRIPLE GARAGE & FINISHED WALKOUT BASEMENT & STUNNING FINISHES & CENTRAL LOCATION
Welcome to Strathmore Lakes Estates. We are proud to present this stunning, custom-built walk-out home that's as charming as it is luxurious! WITH THE RECENT NEWS OF AIRCRAFT MANUFACTURER DE HAVILLAND BREAKING GROUND FOR A NEW PLANT NEARBY, SECURE YOUR PROPERTY BEFORE PRICES RISE! This gorgeous 2-year-old family home with over 2000 SF of finished living space features 3 bedrooms, 4 bathrooms, and is located in the highly sought after Lakes Estates area, boasting a massive triple garage with enough space to comfortably fit a quad cab F350 truck with a stunning, custom aggregate & stamped concrete driveway & lower patio (a \$35k bonus). These high-quality finishes not only elevate the curb appeal but also add that extra touch of elegance to your outdoor spaces. The location is key, being just a minute away from the lake, and its central location is close to schools, playgrounds, shopping and all amenities - talk about convenience! It's the kind of place that feels like home the second you walk in. Main floor features gorgeous, high-quality vinyl plank flooring, 9' ceilings & upgrades galore! Get ready to fall in love with the chef's kitchen, boasting a convenient butler's pantry/kitchen area, top-of-the-line stainless steel appliances including a gas range, endless counter space with a large centre island with under mount sink & pendent lighting, subway style backsplash, full height cabinets and sparkling quartz countertops (which, by the way, extend through all the bathrooms too!). Whether you're whipping up a quick meal or hosting a dinner party, this kitchen is ready to shine. The open-concept design leads into a spacious great room, perfect for cozy nights

with loved ones or for entertaining a crowd, complete with a gas fireplace. Connecting from the dining area, step out to your large rear deck with glass railings & partial lake views. When it's time to retreat for some quiet time, head upstairs to the beautiful bonus room with soaring vaulted ceilings & large windows. The primary suite is your personal sanctuary, with a large walk-in closet & a spa-inspired five-piece ensuite, complete with dual sinks, soaker tub, tile flooring & quartz counters - you'll feel like you're on a spa retreat every day. You'll also find two generously sized secondary bedrooms - perfect for kids, guests, or even a home office, and another full bathroom with tile flooring & quartz counters! The fully finished walkout basement adds even more versatility to your everyday life with a large family room/TV room, a full 4 pce bathroom, and plenty of storage! Walk out to your fenced & low-maintenance yard with a stunning stamped concrete patio, leaving plenty of room for the kids or to personalize your outdoor space. This home is more than just a property - it's a lifestyle. With its prime location, luxurious finishes, and endless potential, 78 Strathmore Lakes Estates is truly a place you'll want to call home.