



GRASSROOTS
REALTY GROUP

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**65 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2314741



\$874,900

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		

Wake up to peaceful lake views and direct access to scenic pathways from your own backyard. Nestled on a quiet cul-de-sac in sought-after Strathmore Lakes Estates, this exceptional walkout home sits on a rare pie-shaped lot backing onto the pathway system and offers nearly 2,700 sq ft of beautifully designed living space. This home is eligible for the First-Time Home Buyers' GST Rebate, adding incredible value for qualifying buyers. Designed with both luxury and functionality in mind, this modern contemporary residence features an oversized triple garage with ample room for vehicles, storage, hobbies, or recreational toys. A striking open-to-above foyer welcomes you inside with soaring ceilings, expansive windows, and an abundance of natural light. The open-concept main floor is ideal for entertaining and everyday living, highlighted by a chef-inspired kitchen complete with granite countertops, oversized island, walk-through pantry, premium finishes, custom feature walls, and a cozy gas fireplace. A full bathroom on the main level adds flexibility for guests or multi-generational living, while the main-floor office can easily function as a fourth bedroom. Upstairs, the spacious bonus room creates the perfect family retreat. The luxurious primary suite captures stunning lake views and features a spa-inspired 5-piece ensuite along with a large walk-in closet with custom built-ins. Two additional generously sized bedrooms, both with walk-in closets, are complemented by a beautifully appointed 5-piece bathroom, ideal for busy families. The unfinished walkout basement offers endless possibilities to create the space you've always envisioned — whether it's a home theatre, gym, games room, additional bedrooms, or legal suite potential (subject to approvals). Enjoy quick access to over 50 km of pathways throughout Strathmore,

connecting lakes, canals, parks, and green spaces. Combining premium finishes, an unbeatable lot location, triple garage, walkout basement, and breathtaking views, this home delivers the perfect blend of luxury lifestyle and everyday comfort. Rarely do opportunities like this become available in one of Strathmore’s most desirable communities. Note: Some Photos have been virtually staged.