



**1 Lakes Estates Circle  
Strathmore, Alberta**

**MLS # A2315185**



**\$639,900**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Lawn, No Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Wall Mounting Brackets x 3

Welcome to this beautiful fully developed walkout bungalow in the desirable community of Strathmore Lakes Estates. Set in a fantastic location with walking paths around the lake, nearby playgrounds, parks, shopping, and everyday amenities close by, this home offers the perfect blend of comfort, style, and convenience. Located on the west side of Strathmore, you'll also appreciate the quick access to Highway 1, making commuting in and out of town simple. From the moment you arrive, this home makes a strong first impression with its attractive curb appeal, corner-style setting, mature landscaping, and heated double attached garage. Step inside to a bright, open-concept main floor featuring warm hardwood flooring, large windows, high ceilings, and a spacious living area anchored by a cozy gas fireplace. The kitchen is beautifully designed with quartz countertops, stainless steel appliances, generous cabinetry, a large island with eating bar, stylish lighting, and excellent flow into the dining and living spaces. A natural gas line is also available if you prefer to switch to a gas stove. The main level features 2 bedrooms, including a spacious primary retreat with walk-in closet and a beautiful 5-piece ensuite complete with dual sinks, tiled shower, and jetted tub. A second bedroom, full bathroom, and convenient main floor laundry add to the functionality of the layout. Central A/C provides year-round comfort. The fully finished walkout basement is a major highlight, offering 9-foot ceilings, large windows, 2 additional spacious bedrooms, including one with a walk-in closet, a full bathroom, and a huge open family room. The lower level is already plumbed for a future wet bar, creating excellent flexibility for entertaining, teenagers, guests, extended family. Step outside and enjoy the private fenced backyard with a large concrete patio, perfect for relaxing, hosting

summer BBQs, or enjoying the walkout lifestyle. The upper deck also has a natural gas hookup for your BBQ. Strathmore Lakes Estates is loved for its peaceful residential feel, lake pathways, green spaces, playgrounds, and convenient access to schools, shopping, recreation, and major routes. If you are looking for a move-in-ready bungalow with 4 bedrooms, 3 bathrooms, a walkout basement, heated garage, A/C, beautiful finishes, and a sought-after location, this home is an outstanding opportunity.