



**GRASSROOTS**

REALTY GROUP

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**172 Lakewood Circle  
Strathmore, Alberta**

**MLS # A2323163**



**\$699,900**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Interior		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Gorgeous Modern Family Home | Backs onto Greenspace with Canal | No Neighbours Behind | Five Solar Panels | Man Made Lake Across the Street | 5 Min Drive to Strathmore Golf Course | 1,874.79 SqFt | Exquisite Finishes | Chef's Kitchen | Two Toned Cabinetry | Gloss Finished Crisp White Full Height Upper Cabinets | Built-in Stainless Steel Appliances | Quartz Countertops | Kitchen Island with Barstool Seating | Pantry | Electric Fireplace with Floor to Ceiling Accent Wall | Modern LED Light Fixtures | 3 Upper Level Bedrooms & 2 Full Baths | Upper Level Bonus Room | Primary Spa Inspired Ensuite | Upstairs Laundry with Cabinet Storage | Unfinished Basement with Separate Side Entry. Welcome to this beautifully designed modern family home in one of Strathmore's most exciting lake communities. Perfectly positioned backing onto greenspace & a canal with no neighbours behind, this home also enjoys views of one of the community's man-made lakes directly across the street. Residents will enjoy access to three planned lakes, including a future beachfront lake complete with sandy beach areas, recreation spaces & a playground. Step inside the foyer to the main level featuring an open floor plan filled with natural light, modern LED fixtures & elegant finishes. The chef's kitchen is the heart of the home with stunning two-toned cabinetry, gloss-finished crisp white full-height upper cabinets, quartz countertops, built-in stainless steel appliances, a pantry & a large centre island with barstool seating. The dining area is perfectly positioned for everyday meals & entertaining while the living room is anchored by an electric fireplace with a striking floor-to-ceiling feature wall. Large rear windows showcase the greenspace & canal views while providing seamless access to the backyard. Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms, a bonus room & convenient

laundry with cabinet storage. The primary retreat is designed as a private sanctuary complete with a spa-inspired ensuite. The additional bedrooms are generously sized while the bonus room provides flexible space for family movie nights, a children's play area or a home office. The unfinished basement offers exceptional future development potential with a separate side entry already in place. Seller-created plans have been designed for a future 2-bedroom layout, providing an excellent opportunity to expand the home's living space to suit your needs. Outside, enjoy the peaceful setting of no rear neighbours, direct greenspace access & beautiful canal views. Five solar panels contribute to improved energy efficiency while the incredible location places you only minutes from the Strathmore Golf Club, schools, parks, pathways & everyday amenities. Combining modern finishes, future potential & a highly desirable location, this is an exceptional opportunity to own a move-in-ready home in a growing lakeside community. Hurry & book your showing today!