



GRASSROOTS
REALTY GROUP

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**180 Lakewood Circle
Strathmore, Alberta**

MLS # A2330943



\$624,997

Division:	Lakewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	NA		

TO BE BUILT | A rare opportunity to secure one of the final remaining homesites in this sought-after Lakewood phase, where the surrounding phase is otherwise sold out. Set on an exceptional front-drive lot, this beautifully designed single-family home has no homes directly behind, creating a peaceful and private backyard overlooking green space. The pond is visible directly across the street, offering a remarkable setting without being pond-front. Enjoy 2,050 sq. ft. of thoughtfully planned above-grade living space, an attached 495 sq. ft. double garage and an unfinished basement with excellent future-development potential. The main level welcomes you with an impressive open-to-above foyer, spacious great room, bright dining nook and a versatile bedroom/office featuring a large window. A full main-floor bathroom makes this space ideal for guests, extended family, seniors or anyone needing convenient single-level accommodation. The high-end kitchen features a large island with seating and a walk-in pantry, while a separate side entrance and direct garage access complete this level. Upstairs offers three additional bedrooms, a generous bonus room, convenient laundry, storage and a full family bathroom. The private primary retreat includes a spacious walk-in closet and luxurious ensuite with dual sinks, a soaker tub and separate shower. Construction has not yet begun, giving the purchaser an exciting opportunity to personalize the home by selecting interior colours, cabinetry, countertops, carpet, vinyl flooring and exterior colours from the builder's available options. The architectural floor plan will remain unchanged. Secure this remarkable home with only a 5% deposit. Estimated possession is approximately eight months from the start of construction, subject to builder schedules, approvals and material availability. High-end finishes, four potential

bedrooms, three full bathrooms, exceptional privacy, green space and pond views across the street make this one of Lakewood’s most compelling new-build opportunities. Photos are representative artist renderings only; final finishes may vary.