



GRASSROOTS
REALTY GROUP

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**69 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2336199



\$759,900

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lake, Private		

Heating:	Electric, Fireplace(s), Forced Air	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:	Bathroom Rough-in		

Inclusions: n/a

Nestled on a desirable street in Strathmore, this magnificent two-story residence on Lake Estates Circle offers an unparalleled living experience. Step inside to discover a thoughtfully designed main level that immediately impresses. Soaring high ceilings adorn the entryway, den/office, and living area, creating an atmosphere of elegance and spaciousness. The heart of the home is undoubtedly the gourmet kitchen, seamlessly integrated with a cozy fireplace, making it an ideal space for both culinary creations and comfortable gatherings. For added convenience, a practical walk-in pantry provides direct access from the kitchen to both the garage and the mudroom, streamlining daily routines. Ascending to the second level, you'll find a sanctuary of comfort and privacy. Here, two opulent master bedrooms await, each boasting its own En-suite washroom, offering a luxurious retreat for relaxation and rejuvenation. Complementing these are two additional generously sized bedrooms, serviced by a well-appointed shared washroom, making this home perfect for a growing family or those who love to host. GST Eligible for first time home buyer. Basement remains unfinished, providing ample opportunity for customization. Landscaping will include one tree in the front yard before the possession date.