



GRASSROOTS
REALTY GROUP

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**65 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2343177



\$835,000

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	2 Storey Split		
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:	Backs on to Park/Green Space, City Lot, No Neighbours Behind, Pie Shaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Veneer, 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, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Builder will provide \$5500.00 credit towards appliance purchase		

Nestled on a quiet cul-de-sac in much desired Strathmore Lakes Estates this exceptional home with basement walkout sits on a rare pie shaped lot which also backs onto a pathway walking system. The front SE exposure looks beautiful, peaceful lake views. The builder has thoughtfully designed this beautiful 2695 sq. ft. home with an open design with quality finishes and upgraded fixtures throughout. This home is also eligible for First Time Buyer's GST Rebate, which adds incredible value for qualifying buyers. Luxury and functionality are evident as you tour through this home, plus it features an oversize triple garage with lots of room for your vehicles and maybe a workspace or a storage. An awesome front foyer with soaring ceilings and windows providing lots of natural light makes for a welcoming impression. Main floor open concept with chef inspired kitchen overlooking spacious living room with warming OFP, garden door leading to balcony overlooking pie-shaped lot. Kitchens has oversized granite island and countertops plus a very large walkthrough pantry into a large mudroom area leading to garage entrance. Main floor den with french doors and 3 piece bath completes the main floor. Grand staircase leads upstairs to a spacious family room ideal for get togethers or movie night. The primary bedroom with Lake views makes for a welcome retreat with 5 piece spa like bath and huge walk in clothes closets with custom built ins. Two more generous sized bedrooms both with walk in clothes closets and another 5 pc bath to share. Looking to the future you have a full unfinished walk out basement with good ceiling height for future development for family activities. Your gorgeous pie shaped lot has access to endless pathways connecting lakes, canals, parks and green spaces for your enjoyment. Call your favourite realtor to view this exceptional property anytime.

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