



GRASSROOTS
REALTY GROUP

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**1 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2352394

\$600,000

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,504 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: TV Wall Mounting Brackets x 3

Welcome to 1 Lakes Estates Circle, a spacious 4-bedroom walkout-bungalow situated on a generous corner lot, offering lots of parking, a bright, open layout, spacious room sizes, and plenty of practical features throughout PLUS easy access to Hwy 1. The main floor is filled with natural light thanks to the large double pane windows, with an open-concept kitchen complete with dining and living area that makes great use of the space. The kitchen features a large central island, an abundance of cabinetry and storage, and plenty of counter space. Just off the living area, a west-facing deck and lower balcony offers great outdoor space to enjoy the afternoon and evening sun. The primary bedroom features a functional ensuite, while a second bedroom, dedicated office, additional full bathroom, and convenient main floor laundry complete the main level. Downstairs, the fully developed walkout basement offers an impressive amount of additional living space, with two generously sized bedrooms, a full bathroom, and a huge recreation area. Large windows and direct access to the backyard make this lower level feel bright and open rather than like a typical basement. Outside, the corner lot and double attached heated garage round out this well-designed property. With 4 bedrooms, 3 full bathrooms, a dedicated office, and a substantial amount of finished living space on both levels, this home offers a functional layout with all the conveniences of bungalow living in Strathmore Lakes Estates.