



**GRASSROOTS**  
REALTY GROUP

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**17 Lakes Estates Circle  
Strathmore, Alberta**

**MLS # A2226706**



**\$999,900**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Door Opener, Triple Garag		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lake, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** 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, Walk-In Closet(s)

**Inclusions:** N/A

**\*\*Brand New 4-Bed, 3-Bath Home on the Largest Lot in Strathmore Lakes &ndash; With Spice Kitchen & Lot is Big so you will Able to Park RV !\*\*** The computer Room can be made into 1 Bedroom on Main Floor it has a 4 Piece Bath close bye Ideal for some who can't climb Stairs . Welcome to this **\*\*gorgeous brand-new home\*\*** in the highly sought-after community of **\*\*Strathmore Lakes\*\***, set to be completed and move-in ready in just **\*\*60 days\*\***! Sitting on the **\*\*largest lot in the subdivision\*\***, this home offers incredible outdoor space &ndash; with **\*\*plenty of room to park your RV\*\***, build your dream backyard, or simply enjoy the extra elbow room. Step inside to a bright and open floor plan featuring **\*\*4 spacious bedrooms\*\*** and **\*\*3 full bathrooms\*\***, including a convenient **\*\*main floor bedroom and full bath\*\*** &ndash; ideal for guests, extended family, or a home office. Also a Huge Bonus Room. The heart of the home is the stylish kitchen, complemented by a fully equipped **\*\*spice kitchen\*\*** &ndash; perfect for preparing meals without the mess in your main space. Located just steps from the **\*\*neighbourhood park\*\*** and within walking distance to scenic **\*\*paths and green space\*\***, this home blends comfort, function, and lifestyle. Whether you're upsizing, investing, or searching for your forever home &ndash; this property checks all the boxes. ?? **\*\*Don't miss your opportunity to own a new build on one of the most premium lots in Strathmore Lakes. Contact your REALTOR&reg; today to book your private showing!\*\***