



**807 Lakewood Circle  
Strathmore, Alberta**

**MLS # A2233550**



**\$795,000**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,072 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lake, No Neighbours Behind, Rectangular		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater, Underground Sprinklers		

Built by Kelly Kustom Homes, this fully finished showhome offers thoughtful design, quality craftsmanship, and a peaceful setting backing onto the Lakewood storm pond with no rear neighbours. This 3 bedroom, 2.5 bathroom home features a bright open main floor with a soaring great room and statement fireplace, a chef-inspired kitchen with an oversized island, and a front office perfect for working from home. Upstairs, the primary suite offers a spa-style ensuite and large walk-in closet, while two additional bedrooms and convenient upper-level laundry complete the floor. The walkout basement provides future development potential for additional living space, a gym, or guest suite. Outside, the yard is already fully landscaped with underground sprinklers so you can enjoy it immediately. Located in Lakewood, Strathmore's newest lakeside community just 25 minutes from Calgary, this home combines scenic pond views, Rocky Mountain sunsets, and the quality Kelly Kustom Homes is known for.