



GRASSROOTS
REALTY GROUP

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**17 Lakes Estates Circle
Strathmore, Alberta**

MLS # A2256680



\$849,900

Division:	Strathmore Lakes Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,559 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

* Brand New 2,559SqFt Family Home * 2,559 SqFt | Chef's Kitchen | Spice Kitchen | Stainless Steel Appliances | Insert Range Hood | Full Height Cabinets | Quartz Countertops | Kitchen Island with Barstool Seating | Pantry | Modern LED Pendant Lighting | Electric Fireplace | Accent Wall | Built-in Shelving | Main Level Office | Main Level 3pc Bath | Mud Room | Upper Level Family Room | 4 Bedrooms & 2 Bathrooms Upstairs | Primary Bedroom Tray Ceilings | Spa Like Primary Ensuite Bath | Custom Closet | Walk-in Laundry Room with Sink & Cabinet Storage | Side Entry to Basement | Deck | BBQ Gas Line | Massive Yard | RV Parking | Triple Attached Garage | Additional Door From Garage to Backyard. Welcome to your BRAND NEW HOME! Be the first to unpack your bags in this gorgeous 2-storey family home boasting 2,559 SqFt throughout the main and upper levels with an additional 988 SqFt in the unfinished basement. The front door opens to a spacious foyer with a hall closet for a tidy space & black wall panels adding depth & style. The main level office is a bonus for anyone with a work from home lifestyle or could easily be used as a bedroom as across the hall is a 3pc bath. The open heart of this home is the open plan kitchen, dining & living rooms all full of natural light. The chef's kitchen is upgraded to the max- built-in stainless steel appliances, a hidden insert range hood, quartz countertops, full height upper cabinets & a centre island with barstool seating! Keep this kitchen spotless & use the spice kitchen outfitted with a gas stove, range hood, single basin sink & open pantry shelving. The dining area is paired with a door to the deck making indoor/outdoor dining easy! The deck has a BBQ Gas line for those grill masters! The living room is centred with an electric fireplace with a black floor to ceiling accent wall & is framed with built-in open shelving. The main level is

complete with a mud room that connects to triple attached garage! Upstairs is finished with plush carpet flooring throughout the family room & all 4 bedrooms. The primary bedroom is a masterpiece with tray ceilings, large windows & recessed lighting. The primary has a walk-in closet with custom built-ins & a private 5pc ensuite bath. The ensuite is breathtaking with a marbled black tile flooring, deep soaking tub, walk-in shower, private washing closet and double vanity sinks. Bedrooms 2, 3 & 4 are all a great size & share the main 5pc bath with it's own double vanity & a deep tub/shower combo. The upper level family room is the perfect space to unwind in the evenings with your family. Finishing off the upper level is the full walk-in laundry room with a sink & cupboard storage for linen. Downstairs, the basement has a separate entry & rough-in plumbing. The blank canvas makes this a space to customize for whatever your family needs. The front attached triple car garage & matching triple car driveway provides space for 6 vehicles to be parked at any time! Hurry and book your showing today!