



**GRASSROOTS**  
REALTY GROUP

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**17 Lakes Estates Circle  
Strathmore, Alberta**

**MLS # A2268297**



**\$799,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Strathmore Lakes Estates              |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 2,559 sq.ft.                          | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Triple Garage Attached                |               |                  |
| <b>Lot Size:</b> | 0.17 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Pie Shaped Lot |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <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  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A   |                   |    |

\*\*\*\*\*PRICE REDUCED \$30,000\*\*\*\*\*! Brand new 2,559 sq ft 2-storey family home with 4 bedrooms + office and 3.5 baths, plus 988 sq ft unfinished basement with side entry & rough-ins. Open-concept main floor featuring chef's kitchen with quartz counters, full-height cabinets, stainless steel appliances, large island & spice kitchen. Bright living room with electric fireplace, accent wall & built-ins. Main floor office/bedroom, 3pc bath & mudroom off triple attached garage. Upstairs offers family room, 4 spacious bedrooms, walk-in laundry, and stunning primary suite with tray ceiling, custom closet & spa-inspired 5pc ensuite. Massive yard with deck, BBQ gas line, RV parking & extra garage-to-yard door. A must-see!