



**GRASSROOTS**  
REALTY GROUP

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**180 Lakewood Circle  
Strathmore, Alberta**

**MLS # A2274404**



**\$674,900**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,958 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Rectangular Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	None		

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Discover incredible value in this beautiful new build, a two-story. This charming residence features an attractive exterior and a spacious double garage, providing ample parking for your convenience. As you step inside, you are greeted by an inviting main level that boasts a contemporary, open floor plan, seamlessly integrating the living room, dining area, and kitchen. Sunlight flows through generous windows, illuminating the airy space and highlighting the exquisite decor. The kitchen is a chef's dream, featuring a large island with quartz countertops and modern cabinetry, along with stainless steel appliances, making it perfect for hosting intimate gatherings or grand celebrations. A den and half bath complete this level. The second floor of this inviting home is a haven of comfort and practicality. As you ascend, you are greeted by a spacious bonus room, perfect for family gatherings, playtime, or a cozy media space, providing a versatile area for all your needs. Adjacent to the bonus room is the large primary bedroom, featuring a luxurious 5-piece ensuite and a generous walk-in closet, creating a private retreat for relaxation. Additionally, the upper level includes two well-sized bedrooms that offer ample natural light and closet space, ideal for family members or guests. Completing this floor is a well-appointed full bathroom, ensuring convenience and privacy for everyone. The thoughtfully designed layout makes the second floor a perfect blend of comfort and functionality for modern living. Enjoy living in Lakewood, where the future, swimable lake will be useable soon!!