



**GRASSROOTS**  
REALTY GROUP

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**11 Lakewood Way  
Strathmore, Alberta**

**MLS # A2282533**



**\$830,000**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Gentle Sloping, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island		

**Inclusions:** N/A

Welcome to 11 Lakewood Way, where thoughtful design meets one of Strathmore's most beautiful natural settings. Built by Dhaduk Homes, this Acme 2 model offers over 2,300 square feet of well planned living space and backs directly onto the canal, with a walkout basement that brings the outdoors into everyday life. From the moment you step inside, the home feels both spacious and welcoming. The front foyer is anchored by a convenient powder room and connects to an adjoining mudroom, creating a functional entry point for busy days. As you move into the heart of the home, the layout opens up into a bright and inviting main floor. The kitchen is the true hub, complemented by a huge walkthrough pantry that makes storage and organization effortless. A private office is tucked to the side, perfect for working from home or managing daily life with a bit of quiet. Across the back of the home, the living and dining areas are designed to take full advantage of the canal views. An electric fireplace adds warmth and character to the living room, while patio doors lead out to a deck overlooking the water, an ideal setting for morning coffee or evening unwinding. Upstairs, the space continues to impress. The primary suite feels like a retreat, complete with a generous walk in closet and a beautiful ensuite featuring a freestanding tub and a separate walk in shower. Two additional bedrooms, a full four piece bathroom, and an upstairs laundry room add everyday convenience. A bonus room with an open to below feature enhances the architectural feel and creates a sense of light and openness throughout the upper level. With large windows, striking design, and a walkout backing onto the canal, this home blends lifestyle and function in a truly special location. Quick possession is available, and the home is already built, offering the rare chance to move into a

brand new canal side home without the wait.