

17 Lakes Estates Circle  
Strathmore, Alberta

MLS # A2268297

**\$829,900**

|           |                                       |        |                  |
|-----------|---------------------------------------|--------|------------------|
| 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                                                                                                                                      | 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!