

**164 Lakewood Circle
Strathmore, Alberta**

MLS # A2290716



\$780,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Lakewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,993 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Custom Built Two Storey with a legal suite can be a surprisingly powerful safety net for both new home buyers and large families, and it often delivers far more value than people expect. 1. Rental Income That Offsets Your Mortgage A legal suite can generate steady monthly rent. For many new buyers, this is the difference between affording a home and thriving in it. Subsidize your mortgage with your suite rent income. Mortgage payment- rent equals YOUR effective cost drops to Increased Property Value Homes with legal suites often appraise higher because they: Provide income potential Appeal to investors Offer multi-generational living options This can strengthen your equity position faster. Community Lakewood will be a true lake destination for all seasons and people of all ages — Strathmore's innovative and destination community. Featuring an 18-acre recreational lake and 13 acres of scenic storm ponds, Lakewood invites residents to embrace nature and enjoy year-round activities such as golfing, walking, biking, paddle-boarding, hockey, cross-country skiing, and snow-shoeing. Lakewood offers something for all aspects of life 11 Schools Within 5 Minutes Strathmore has no shortage of options for your kids. With over 11 schools within 5 minutes, Lakewood truly offers a perfect balance of being peaceful and relaxing yet still connected to everything. New Urban Custom Homes Ltd. From concept to completion, we create exceptional custom homes that reflect your unique vision and lifestyle. Experience craftsmanship that stands the test of time.