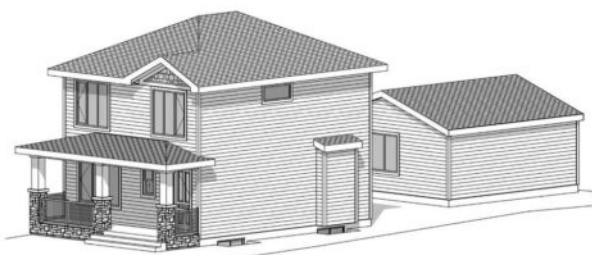


20 Lakewood Way  
Strathmore, Alberta

MLS # A2215672

# \$649,000



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Lakewood  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,600 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached  |               |                  |
| <b>Lot Size:</b> | 0.10 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Level, Rectangular Lot, Street Lighting |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | See Remarks, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Stone, Wood Frame   | <b>Zoning:</b>    | R1N |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters |                   |     |
| <b>Inclusions:</b> | none  |                   |     |

Welcome to 20 Lakewood Way in the heart of Strathmore's premier lake community—where modern design meets small-town charm. This thoughtfully designed two-storey home offers the perfect blend of comfort and customization, allowing you to bring your dream home to life. And naturally, it features the signature craftsmanship and high standards that define Scott Alan Custom Projects homes. Step onto the inviting covered veranda and into a spacious open-concept main floor, where natural light floods through large windows, highlighting the high ceilings and elegant finishes. The gourmet kitchen is a chef's delight, featuring a generous island with stone countertops, perfect for family gatherings and entertaining guests. Adjacent to the kitchen, the cozy living room boasts a gas fireplace, creating a warm ambiance for relaxing evenings. A practical mudroom at the rear of the home ensures a tidy and organized entryway. Upstairs, discover three well-appointed bedrooms, including a luxurious primary bedroom with a five-piece ensuite bathroom, complete with a soaker tub for ultimate relaxation. Two additional spacious bedrooms and a full bathroom provide ample space for family or guests. There is an option to finish the basement and the buyer may work with the builder in this regard. Situated on a generous 42' x 105' flat lot, this property includes an oversized detached two-car garage accessible via a rear lane. The flat terrain not only simplifies construction but also offers cost-saving benefits. As the home is not yet under construction, buyers have the unique opportunity to collaborate with the builder on finishes and upgrades, ensuring every detail aligns with their personal taste. Lakewood is more than just a neighbourhood; it's a lifestyle. Enjoy access to a swimmable lake, a future clubhouse, scenic ponds, and interconnected walkways that

promote an active and engaging community. With schools, shopping, and dining options nearby, and Calgary just a short drive away, 20 Lakewood Way offers the perfect balance of tranquility and convenience. Schedule a showing to make this home your own.