

# \$474,000 - 39 Strathmore Lakes Bay, Strathmore

MLS® #A2246688

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Strathmore Lakes Estates, Strathmore, Alberta

Nestled on a tranquil cul-de-sac in Strathmore, this adult living home with over 2300 sq ft of living area is a perfect blend of comfort & community. As you step inside the beautiful laminate flooring & soaring vaulted ceilings create an airy atmosphere. The main living area features a cozy fireplace (with fan) providing a warm focal point & offers ample space for both living & dining arrangements. The kitchen is a delight with its clean white appliances & gas stove. Smart design pull-out shelving in the pantry & pot drawers make them accessible for all. A water purifier is installed under the sink with a separate tap for a refreshing drink of cold water. Plenty of room for the breakfast nook or you can head out to your upper deck to enjoy the morning sun! Main level has two bedrooms with the primary being a generous size including his & her closets, a private ensuite with an updated walk in shower & attractive rain glass doors. The second bedroom on this level could easily be your den/home office. Main floor laundry & central vac (all new attachments) make chores a breeze! The lower level is an expansive walk-out basement offering endless possibilities for entertainment or hobbies, large enough for a rec/games room & the big screen. The third bedroom & 4-piece bathroom make great space for your guests. A dedicated storage area with a sink & counter is always a bonus, perhaps a great place for the art of wine making! The utility room houses the updated High Efficiency furnace in 2023 with



also the addition of the A/C unit to keep you cool. The very recent add-on in 2025 of new insulation in the attic makes it all come together successfully. Walk out this level to a private patio & green space seamlessly connecting your indoor & outdoor living. If you like to garden it's a great spot for a few veggie boxes! The double attached garage is a highlight featuring radiant heat for year-round comfort, also comes with a hanging bike storage system, a stand-up freezer & beverage fridge! Living here means being part of a vibrant community with access to an active clubhouse. Residents can enjoy party rooms, art classes, yoga, card games, and more. If you are downsizing it doesn't mean getting rid of all the toys, the community offers boat & RV storage, perfect for those with the love of travel. Extensive walking & bike paths are easily accessible right from the clubhouse out towards the pond. This home truly offers a lifestyle of comfort & convenience, call your realtor now and get moving!

Built in 1998

**Essential Information**

MLS® #	A2246688
Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	39 Strathmore Lakes Bay
Subdivision	Strathmore Lakes Estates
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1L8

### **Amenities**

Amenities	Clubhouse, RV/Boat Storage
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated, Off Street, See Remarks, RV Gated
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge, See Remarks
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R2

**Listing Details**

Listing Office                      Real Broker

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