

\$594,900 - 159 Westlake Bay, Strathmore

MLS® #A2209829

\$594,900

3 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.16 Acres

NONE, Strathmore, Alberta

Located on a quiet cul-de-sac, this spacious, 1551 sq ft, open concept, walkout bungalow villa in a 40+ community offers a peaceful setting with the convenience of low-maintenance living. The home backs onto a pond and walking paths, providing a calm outdoor environment. The extended driveway and oversized double garage offer plenty of parking and storage space. Inside, the main floor has an open layout with vaulted ceilings and lots of natural light from the many windows. The entire home has just been freshly painted. The living room connects directly to the dining area and kitchen, which features generous cupboard and counter space, a corner pantry, and an extended raised eating bar. The primary bedroom includes a private ensuite with a soaker tub, separate accessible shower, and dual sinks. A second bedroom on the main level can also serve as a home office. The laundry room is conveniently located nearby along with a half bath. Step out from the living room on to the raised, west backing deck with amazing views of the pond. You will enjoy shade in the summer with the power awning! The fully finished walkout basement adds even more space, including a third bedroom, a private office, and direct access to the backyard and cement pad. From here, you can enjoy the view of the pond and nearby walking paths. There is also plenty of room between you and your neighbor as this home sits on a very large pie lot. Condo fees include lawn care, snow



removal, and access to separate RV parking in a very well run complex!

Built in 2005

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2209829 |
| Price | \$594,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,551 |
| Acres | 0.16 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 159 Westlake Bay |
| Subdivision | NONE |
| City | Strathmore |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P1X9 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | RV/Boat Storage, Snow Removal |
| Parking Spaces | 4 |

| | |
|---------------|----------------------------------|
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | Pond, Waterfront |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Soaking Tub |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Views, Front Yard, Lake |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 15 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.