

# **\$658,500 - 167 Westlake Bay, Strathmore**

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MLS® #A2245899

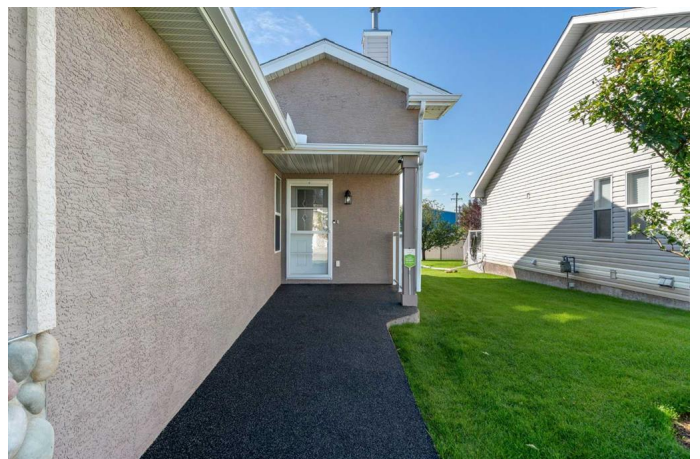
**\$658,500**

2 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.13 Acres

NONE, Strathmore, Alberta

What an exceptional opportunity you won't want to miss out on! This is 40+ living at it's finest in the sought after community of Diamond Shore Villas. Step inside a meticulously kept home that has been thoughtfully updated with a open concept layout and drenched with natural light throughout. The spacious kitchen is a chef's delight with a huge island which offers more seating space, ample granite counterspace, corner pantry and an abundance of cabinets. The kitchen flows seamlessly into the breakfast nook/dining area and living room which is highlighted by the cozy fireplace. Enter out onto the newly expansive deck where you can enjoy a barbeque and relax where you can keep cool under your electric awning. Completing the main floor is a 4pc bathroom, a main floor laundry area, a versatile flex room which is currently being used as a dining room but could be used as a second bedroom on the main floor or a office space and a fabulous Primary bedroom with plenty of room for a king bed, a walk-in closet and a 3pc ensuite. Come on down to a fully developed basement with a good sized rec/family room, a 4pc bathroom, another great sized bedroom with walk-in closet and a storage/work room with hook ups for a kitchen area. This wonderful bungalow has gleaming hardwood and new carpet. There is plenty of parking with a heated garage and visitor parking close by for your guests. RV parking is available. So close to the lake and walking



paths!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245899               |
| Price          | \$658,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,402                  |
| Acres          | 0.13                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 167 Westlake Bay |
| Subdivision | NONE             |
| City        | Strathmore       |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T1P 1X9          |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Visitor Parking, Snow Removal                             |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s)                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Humidifier |
| Heating           | Fireplace(s), Forced Air                                                                                                      |
| Cooling           | None                                                                                                                          |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line                       |
| Lot Description   | Cul-De-Sac, Front Yard, Landscaped, Few Trees |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | R3               |

## Listing Details

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

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