

# \$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	20
Zoning	R3

### Listing Details

Listing Office	Royal LePage Benchmark
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