



**GRASSROOTS**  
REALTY GROUP

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**168 Cambria Road  
Strathmore, Alberta**

**MLS # A2224553**



**\$545,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cambridge Glen   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,093 sq.ft.   | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, P |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Crawl Space, Full, Partially Finished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Storage |                   |    |

**Inclusions:** Underground sprinklers, Deep Freeze and Fridge in basement, workbench in garage, pergola

Step into this beautifully maintained home that offers both sophistication and functionality. Perfect for family living and entertaining, this home is full of features to elevate your lifestyle. As you enter, you're greeted by 12 ft ceilings and an abundance natural light. The spacious and open main floor exudes warmth and style. Notice the updated kitchen featuring: custom cabinetry, granite countertops, an upgraded kitchen sink and designer backsplash. The upper floor offers three generously sized bedrooms, including a tranquil primary retreat complete with a refreshed 3-piece ensuite. The upper floor includes a 4 piece bathroom perfect for guests or family. The fully developed lower level provides additional living space. It includes a fourth bedroom and a 2-piece powder room. This area is perfect for family activities, or guest accommodations. The backyard is your own private sanctuary, complete with a pergola, low-maintenance landscaping and a spacious deck that creates a peaceful setting. This home is complete with an oversized, heated double detached garage with subpanel, underground sprinklers, air conditioning and so much more! This family-friendly neighborhood is perfect for a growing family, offering top-rated schools within walking distance, convenient local shopping, and beautifully maintained parks. Do not miss your opportunity to view this immaculate home!