



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**131 Cambria Road  
Strathmore, Alberta**

**MLS # A2251826**



**\$635,000**

<b>Division:</b>	Cambridge Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped, Street Lighting, Underground		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage		

**Inclusions:** Portable fire place (living room), tv mount (living room), exterior and interior pantera alarm and camera system, pool table and accessories, dart board and accessories, cabinets, ramp (double garage), gas bbq, fire gas pit (backyard), heater (workshop) and dust collector (workshop).

Welcome to this charming family home in the heart of Cambridge Glen in Strathmore, perfectly situated on a beautifully landscaped corner lot. From the moment you arrive, you'll feel the pride of ownership inside and out. Imagine summer evenings tending to your very own garden beds, while the kids ride bikes along the quiet streets or play at one of the nearby parks and sports fields. Inside, the thoughtful layout offers comfort and space for the whole family. With 3 bedrooms and 2 bathrooms, mornings run smoothly, especially with a relaxing soaker jetted tub waiting at the end of a long day. The kitchen and dining spaces are ideal for hosting holiday dinners or casual gatherings with friends, while the cozy living areas invite you to curl up for family movie nights. New fiber optics internet speeds available in town too. Downstairs, the large recreation room becomes the hub of fun. Perfect for kids' playdates, teen hangouts, or even hosting a game night with neighbors. The double attached garage keeps vehicles warm in the winter and provides extra storage for all your gear. Living in Strathmore means everything you need is just a short drive away: schools, the community association, hockey rink, playgrounds, golf course, and more. This isn't just a house, it's a place where your family's story can unfold.