



GRASSROOTS
REALTY GROUP

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**196 Camden Place
Strathmore, Alberta**

MLS # A2266096



\$608,900

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions:	n/a
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Welcome to this beautifully appointed bungalow located in the highly desirable and family-friendly community of Cambridge Glen — just steps from schools, playgrounds, and convenient shopping amenities. From the moment you enter, you're greeted by a bright and versatile front room with large picture windows — perfect for a stylish home office, guest suite, or cozy reading lounge. The main level features a well-designed layout, including a serene primary bedroom retreat complete with a private 3-piece ensuite, as well as a spacious secondary bedroom. The open-concept main living area is ideal for both relaxing and entertaining, offering a generous new kitchen (installed December 2023), a dedicated dining space, and an inviting living room anchored by a charming corner gas fireplace. This home has seen numerous recent upgrades, including a new roof (June 2022), high-efficiency furnace (March 2023), hot water tank (Fall 2022), and air conditioning (May 2022) — ensuring comfort and peace of mind for years to come. The existing deck was improved in June 2021, and a new fence was added in June 2025, creating a backyard that is both functional and stylish. Step outside to your private backyard oasis, where you'll find a covered deck — perfect for year-round enjoyment — and a fully fenced yard, ideal for kids and pets to play safely. Downstairs, the fully finished basement provides exceptional additional living space, including two large bedrooms, a modern 4-piece bathroom, and an expansive family or media room perfect for movie nights or hosting guests. Tucked away on a quiet cul-de-sac, this home offers both privacy and peace of mind, with ample space for children to play safely both in the front and back.