



**95 Cambridge Glen Drive  
Strathmore, Alberta**

**MLS # A2284768**



**\$524,900**

<b>Division:</b>	Cambridge Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage		

**Inclusions:** Green House in back yard

**SELLER IS MOTIVATED!!** Welcome to this spacious bungalow offering a bright, inviting layout and four bedrooms, including three on the main level and a fourth bedroom located in the basement. Large windows throughout flood the living spaces with natural light, while the cozy living room with a gas fireplace creates the perfect place to relax. With new carpet installed and fresh paint throughout, the home feels bright, clean, and move-in ready. The large kitchen with island provides ample workspace and flows seamlessly into the rest of the main floor and access to the back deck and yard. The main level also features a primary bedroom with its own ensuite, a second full bathroom, a convenient laundry area, and two additional bedrooms. Downstairs, the basement is close to being fully developed and already framed, featuring the fourth bedroom and a bathroom roughed in with most materials already on site to finish. The basement is easily complete the space to suit your needs. Outside, the beautifully landscaped and private backyard is a dream for gardeners and outdoor enthusiasts, complete with a greenhouse, extensive garden beds, and mature trees. An oversized garage adds exceptional storage and workspace, complementing the home's practical design. Located close to schools, shopping, and the hospital, this bungalow offers an ideal blend of comfort, convenience, and outdoor charm. Don't miss your opportunity to make this home your own!