



**168 Camden Court
Strathmore, Alberta**

MLS # A2296384



\$589,900

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Underground Sprinkler System

Welcome to this spacious, 1274 sq.ft bungalow located in the desirable community of Cambridge Glen in Strathmore. Offering 4 bedrooms (2 up & 2 down) and 3 baths, this home is designed for comfortable and functional living. The main floor features a bright living room with bay window, hardwood flooring and a cozy fireplace that creates a warm connection between the living, dining & kitchen areas. Well designed kitchen with island, plenty of cupboard & counterspace, perfect for both everyday living & entertaining. The primary bedroom is generously sized and includes a 4pc ensuite with soaker tub. You'll also appreciate the convenience of main floor laundry. The fully developed lower level offers 2 additional bedrooms, 3 pc bath and a spacious rec/games room, offering plenty of space for family living & relaxing. Step outside and enjoy the pie-shape lot, offering a wider backyard-ideal for maximizing outdoor space and usability. You'll appreciate the heated 20x21 attached garage with shelving & storage space. Additional highlights include in-floor heating, central air conditioning, underground sprinklers and storage under the front step. Recent upgrades include four-class-four shingles, eavestroughs, downspouts and 8 ft garage door. Ideally situated close to schools, park, recreational facilities and walking paths. This home offers both comfort and convenience in a sought after neighborhood in Strathmore. Enjoy small town living with all amenities close at hand, plus a short commute to Calgary & YYC International Airport.