



**203 Cambridge Bay
Strathmore, Alberta**

MLS # A2301033



\$585,000

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, No Back Lane, Triangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: white California closet in primary bedroom, brown shelving unit in living room, Murphy bed in basement as-is, irrigation system as-is, shed

OPEN HOUSE APRIL 18, 10:00 AM - NOON. This home is flooded with natural light throughout! Welcome to this beautiful, elegant 2-storey home in the sought-after Cambridge community, offering over 2,100 sq ft of developed living space with a luxurious feel that is sure to impress! The foyer leads you to a conveniently built-in boot bench, adjacent to the 2pc bathroom, which could also be converted to a spot for main floor laundry. The main floor features a STUNNING vaulted living room with expansive windows, filling the home with natural light and creating an impressive sense of space. The kitchen impresses with its granite countertops, stainless steel appliances, and ample cabinetry, seamlessly connecting to the dining area—perfect for entertaining or family meals. Upstairs, you’ll find a spacious primary retreat with large windows, a walk-in closet, and a private ensuite complete with double vanity and in-floor heating. Additional bedrooms are well-sized and ideal for family or guests. The FULLY DEVELOPED BASEMENT adds even more versatility with a large recreation space and a full bathroom, perfect for a home gym, media room, or extended living. The laundry is neatly situated in the basement. This home is on a quiet cul-de-sac, close to parks, schools, and walking paths. Offering an amazing balance of comfort, space, natural light, and LUXURY, remarkably for only \$585,000. Please reach out to your Realtor for a showing request before this one is gone.