



**171 Cambria Road
Strathmore, Alberta**

MLS # A2134683



\$639,900

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,060 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Lawn, Gentle		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Steam Room, Wet Bar, Wired for Sound

Inclusions: shelving in garage, 1 Remote, Electric lawn mower, all extra building materials, Home theatre system 6 speakers, Yamaha receiver, sanyo Overhead projector, shed/ playhouse (as is)

Welcome to the picturesque neighborhood of Cambridge Glen! This family-friendly home offers an exceptional blend of comfort and spacious living, crafted with care by its original owner. With 5 bedrooms, 3.5 bathrooms, and over 3259 total square feet of developed living space, this residence is designed to meet your family's every need. Upon entering, you'll be greeted by a spacious foyer leading to a living room with soaring ceilings, flooded with natural light that creates a warm and inviting atmosphere, perfect for entertaining or quiet family moments. The kitchen boasts quartz countertops, sleek black appliances, and a movable island that seamlessly connects to the dining area, providing a perfect space for gatherings. Step down a few stairs into the family room, where built-in shelving displays cherished family photos and a cozy fireplace awaits. The main floor offers versatility with a tucked-away office or an additional bedroom, along with convenient main floor laundry and a powder room. Upstairs, a beautiful loft overlooks the main floor, leading to a lovely master bedroom with a walk-in closet and stunning ensuite, accompanied by two well-sized bedrooms and an additional 4-piece bath. The lower level of the home offers a versatile space for recreation or relaxation, featuring a media room with a projector and surround sound, an additional bedroom, and a unique bathroom with a steam shower/tub combo, mood lighting, and jacuzzi. Another room is perfect for a home office or playroom. Outside, the fully fenced yard is a haven for outdoor gatherings, complete with a deck seating area perfect for BBQs, and a shed that offers both storage space and a playhouse for the little ones. Step out the back gate and you're greeted by green space, a park, and direct access to Strathmore's scenic pathway system. The double attached garage provides ample space for

vehicles and a workbench. Don't miss the opportunity to make this inviting 1.5 storey abode your own and create lasting memories with your family!