



THE
A-TEAM

**RE/MAX
FIRST**

171 CAMBRIA Road, Strathmore T1P1L9

MLS®#: **A2134683** Area: **Cambridge Glen** Listing Date: **05/24/24** List Price: **\$639,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,059**
 Low Sqft:
 Ttl Sqft: **2,059**

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Lawn,Gentle Sloping,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Fire Pit,Playground**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Linoleum,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 13`5"
Kitchen	Main	13`10" x 8`1"
Foyer	Main	12`8" x 4`5"
Laundry	Main	6`8" x 2`7"
Mud Room	Main	6`2" x 3`7"
Walk-In Closet	Second	6`2" x 5`2"

Room	Level	Dimensions
Family Room	Main	18`4" x 14`9"
Dining Room	Main	14`11" x 6`6"
Den	Main	13`3" x 8`11"
2pc Bathroom	Main	6`8" x 3`10"
Bedroom - Primary	Second	14`5" x 12`8"
4pc Ensuite bath	Second	9`2" x 9`1"

Bedroom	Second	9`10" x 9`1"	Bedroom	Second	12`6" x 9`10"
4pc Bathroom	Second	9`1" x 4`11"	Loft	Second	6`8" x 5`5"
Bedroom	Basement	11`10" x 11`7"	Walk-In Closet	Basement	7`3" x 6`4"
Other	Basement	7`0" x 6`5"	Other	Basement	5`3" x 5`0"
Other	Basement	12`9" x 11`9"	Media Room	Basement	20`7" x 11`1"
4pc Bathroom	Basement	12`2" x 4`10"	Furnace/Utility Room	Basement	8`10" x 8`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **9311445**

Remarks

Pub Rmks: **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!**

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)**

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













