



THE
A-TEAM

**RE/MAX
FIRST**

80 CAMBRILLE Crescent, Strathmore T1P 1N2

MLS®#: **A2160943** Area: **Cambridge Glen** Listing Date: **08/30/24** List Price: **\$595,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **6,964 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

20
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Gentle Sloping,No Neighbours Behind,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Other**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 8`3"	Bedroom	Main	10`8" x 11`0"
Dining Room	Main	12`4" x 9`1"	Kitchen	Main	12`0" x 12`4"
Laundry	Main	11`10" x 5`9"	Family Room	Main	14`7" x 15`2"
Bedroom - Primary	Main	12`1" x 17`0"	4pc Bathroom	Lower	11`2" x 5`0"
Bedroom	Lower	13`4" x 12`3"	Bedroom	Lower	14`7" x 8`7"
Bonus Room	Lower	10`7" x 9`11"	Game Room	Lower	26`6" x 21`2"
Furnace/Utility Room	Lower	13`10" x 9`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

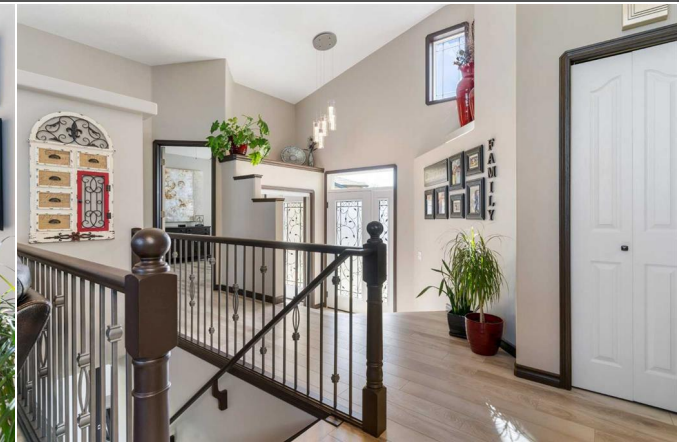
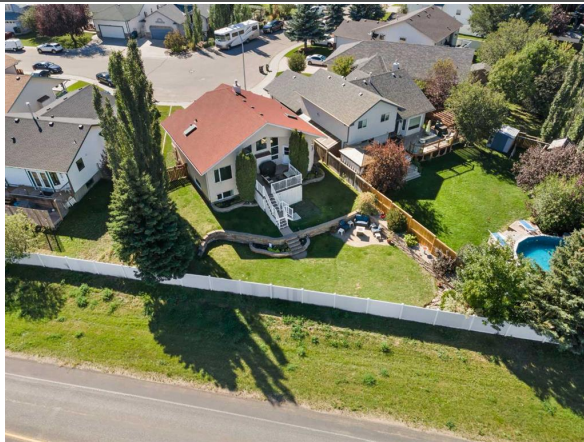
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Remarks

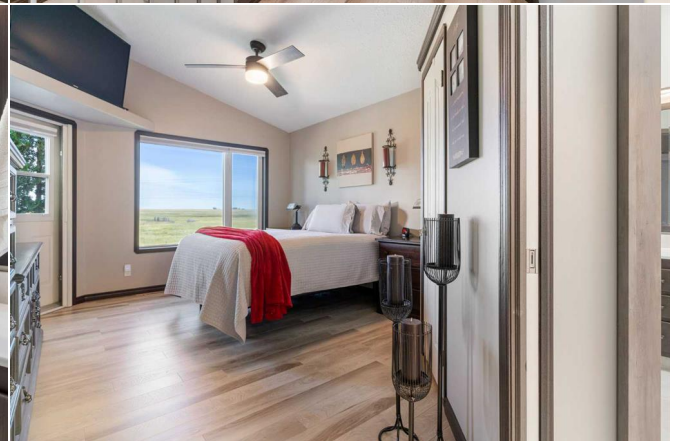
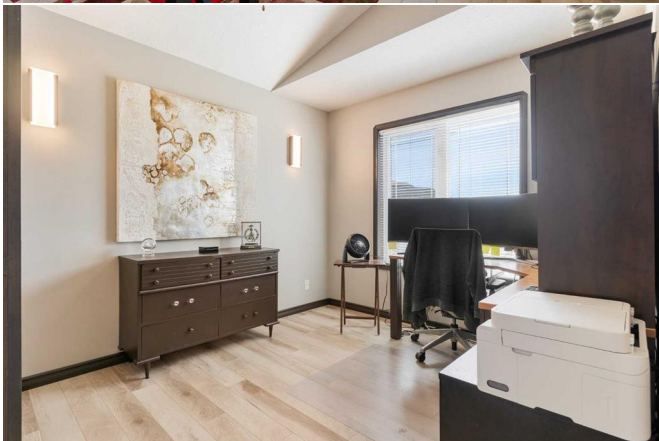
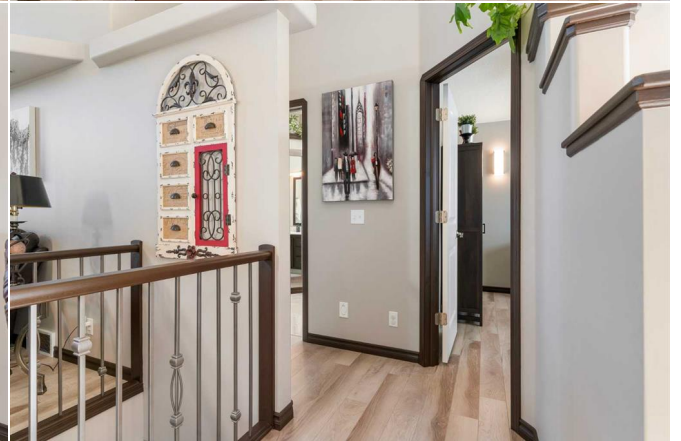
Pub Rmks: **LOCATION, LOCATION, LOCATION! Welcome to your dream home on Cambrille Crescent! This beautifully renovated bungalow boasts 2,231 sq. ft. of refined living space on one of the area's larger lots, nestled in a mature community with stunning farmland views. This bungalow is perfect for families & empty nesters featuring 3 bedrooms & 3 bathrooms. The spacious great room with vaulted ceilings & gas fireplace, creating an inviting, airy atmosphere. The open-concept kitchen is a highlight, featuring a sleek granite island & counters with new modern appliances—ideal for everyday meals and entertaining. A convenient main floor laundry room with granite counters enhances the home's functionality. The main floor master bedroom is a private sanctuary, complete with a cheater door to the main bath, direct access to a 14x12 tiered deck perfect for relaxation or social gatherings, & a lg walk-in closet The bright and airy basement, equipped with in-floor heating and large windows, offers ample natural light and includes two additional bedrooms and a full-sized bathroom, providing generous space for family or guests. Additional features include a heated garage with in-floor heating, a fully landscaped yard with underground sprinklers, & a propane firepit beneath the deck for cozy evenings outdoors. Central air conditioning (2015) ensures year-round comfort, which adds to the home's value. **The roof was replaced in 2015 but is being replaced again 2024 with sellers insurance, due to hail damage. With all these extras...DON'T MISS this exceptional property—schedule your private viewing today!**

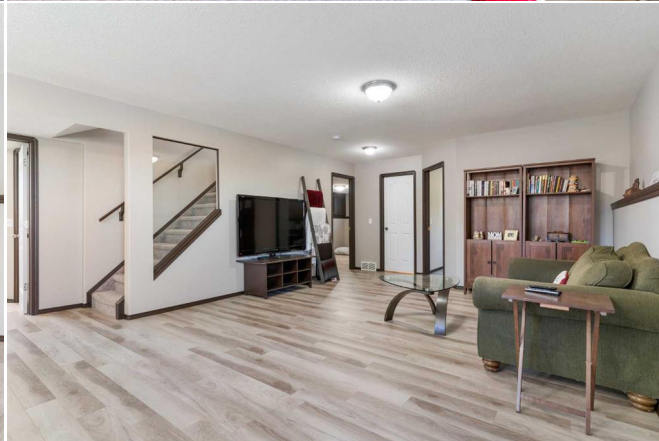
Inclusions:
Property Listed By: **Propane Fire Pit
Royal LePage Mission Real Estate**

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

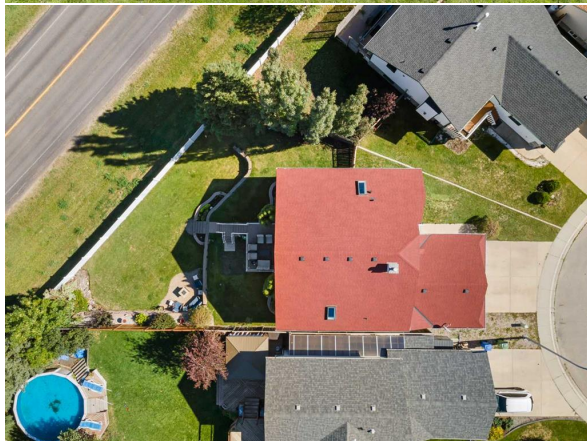
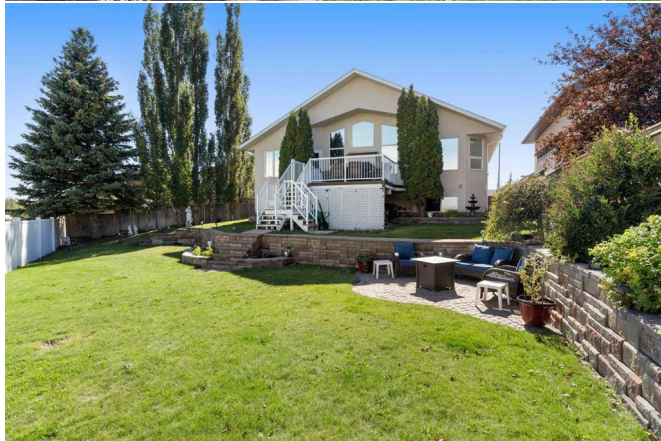












80 Cambrille Crescent, Strathmore, AB
 Basement (Below Grade) - Exterior Area 1119.21 sq ft



0 3 6 ft
 PREPARED: 2024/09/30
 While regions are excluded from total floor area in VOUCR floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

80 Cambrille Crescent, Strathmore, AB

Main Floor Exterior Area 1201.17 sq ft
Excluded Area 350.55 sq ft



PREPARED 2024/08/30



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.