



184 CAMBRIDGE GLEN Drive, Strathmore T1P 0E6

MLS®#: **A2165941** Area: **Cambridge Glen** Listing Date: **09/14/24** List Price: **\$550,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Strathmore** Finished Floor Area: **1,141**
 Year Built: **2014** Abv Sqft: **1,141**
 Low Sqft: **1,141**
 Ttl Sqft: **1,141**
Lot Information
 Lot Sz Ar: **2,496 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac**
 Park Feat: **Double Garage Attached**

DOM

5
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: **Private Entrance,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`3" x 6`0"	Mud Room	Main	4`6" x 4`1"
Laundry	Main	6`4" x 5`0"	3pc Bathroom	Main	9`6" x 5`4"
Bedroom	Main	10`9" x 11`1"	Kitchen	Main	14`0" x 10`7"
Dining Room	Main	5`6" x 14`0"	Living Room	Main	10`11" x 14`0"
Bedroom - Primary	Main	12`6" x 11`0"	4pc Bathroom	Main	8`11" x 10`8"
Walk-In Closet	Main	7`11" x 5`1"	Furnace/Utility Room	Lower	15`8" x 15`8"
Game Room	Lower	24`10" x 16`3"	4pc Bathroom	Lower	7`6" x 4`0"

Den	Lower	9`5" x 8`7"	Bedroom Legal/Tax/Financial	Lower	16`7" x 11`7"
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Condo Fee: \$300		Title: Fee Simple Fee Freq: Monthly		Zoning: P1	
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Legal Desc:	1411070		Remarks		
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Pub Rmks: **: Great Complex 55+. Brand New Complex. luxury Villas In Strathmore, Sage Wood Villas is a 20 Unit Maintenance Free Bungalow Style Development. Deck is 15'6X 7'10.Adjust to Sage Wood Seniors community and Walking Distance to the Hospital. Each Villa comes with Fully Upgraded Feature.9 ft ceiling height with Pre-engineered Laminated flooring through the main Level. High lighted by a large gourmet kitchen. Over size island,. Upgraded soft close cupboards/drawers with under mounted lighting, full tiled back splash, Exotic Granite Counter Top, Stainless Steel Appliances. Impressive Master Ensuite boast a large bright Bay Window .Large master bedroom with room for a King Size Bed,4 piece functional ensuite with His/Her Sinks. Stand up Shower and Walk in closet. Second large size bedroom with additional Bathroom , Main floor Laundry. Full size Double Attached Garage. Private Maintenance Free Composite Deck. Great Seniors Complex....Call to view.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











