



THE
A-TEAM

RE/MAX
FIRST

160 CAMBRIDGE GLEN Drive, Strathmore T1P 0E6

MLS® #: **A2176044**

Area: **Cambridge Glen**

Listing Date: **10/29/24**

List Price: **\$554,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Strathmore

Abv Sqft:

1,241

Year Built:

2014

Low Sqft:

Lot Information

Ttl Sqft:

1,241

Lot Sz Ar:

3,164 sqft

Lot Shape:

DOM

35

Layout

Beds: **3 (2 1)**

Baths:

3.0 (3 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Lawn,Landscaped,Level
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s)**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Bidet,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Living Room

Kitchen

5pc Ensuite bath

3pc Bathroom

Family Room

4pc Bathroom

Level

Main

Main

Main

Main

Lower

Lower

Dimensions

14`10" x 8`2"

14`10" x 10`6"

12`4" x 9`3"

9`7" x 5`11"

26`9" x 23`10"

9`3" x 4`11"

Room

Dining Room

Bedroom - Primary

Bedroom

Laundry

Bedroom

Storage

Level

Main

Main

Main

Main

Lower

Lower

Dimensions

14`10" x 7`4"

12`4" x 13`0"

14`4" x 10`10"

5`0" x 6`8"

12`11" x 12`10"

18`6" x 9`8"

Condo Fee:
\$300

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
P1

Legal Desc: **1411070**

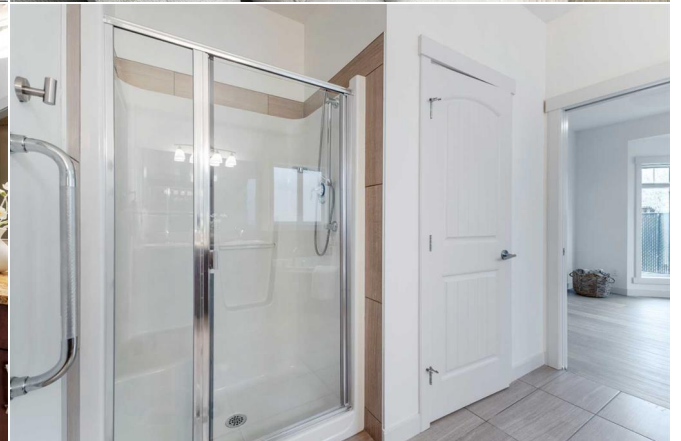
Remarks

Pub Rmks: **You have had the heart to heart talk with your partner. Your kids are adult living their own lives. Its time to downsize! Welcome to this beautifully remodeled and refreshed villa, the perfect option. This spacious bungalow offers 2+1 bedrooms, 3 full bathrooms, and a 2-car garage, all within a wheelchair-accessible design. It is located in the 55-plus community of Sagewood in Strathmore. Let me introduce you to this villa: Interior Highlights: The open-concept layout with soft white walls and brand-new white oak luxury vinyl plank flooring throughout gives it a welcoming light and bright appeal. The main level features two large bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite. Updated elegant gold light fixtures and hardware add a touch of sophistication. A spacious laundry room is conveniently located on the main level. Fully Finished Basement: The fully finished basement is packed with upgrades, offering an additional large bedroom with an oversized walk-in closet. The cozy family room is perfect for entertaining with its large open space equipped with a wet bar and full-size fridge. The space allows for games tables, the viewing area for your TV time and conversation, plus space for wellness equipment and activity. A third 4-piece bathroom provides added convenience for guests or family. The storage room will impress any organizer with its large wall unit designed by California Closets. This space could easily become a workshop for the those with extended hobbies. Exterior Highlights include: West facing deck with full extension automatic awning and gas line for the BBQ. This unit backs to a walking path with a full height privacy fence. Sagewood does allow for one pet, either a cat or a dog with some exclusions. Board approval is required. Have you been to Strathmore? This is a growing community which still retains a small town feel. All the essentials are here including many locally owned businesses. There are fitness centers, including an indoor pool and an indoor walking track...curling and pickleball locations...indoor and outdoor skating rinks...PLUS many organizations with different activities to be a part of. Strathmore is located only 30 minutes East of Calgary. Call your Realtor® and come to view this beautiful villa soon!!**

Inclusions:
 Property Listed By: **FRIDGES, ELECTRIC STOVE, BUILT-IN DISHWASHER, WASHER, DRYER, CEILING FANS, GARAGE DOOR OPENER AND REMOTE**
CIR Realty

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









160 Cambridge Glen Dr, Strathmore, AB

Main Floor Exterior Area 1241.51 sq ft
Interior Area 1160.28 sq ft
Excluded Area 200.59 sq ft



0 5 10 ft PREPARED: 2024/10/30

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

160 Cambridge Glen Dr, Strathmore, AB

Basement (Below Grade) Exterior Area 1188.23 sq ft
Interior Area 1070.79 sq ft



0 4 8 ft PREPARED: 2024/10/30

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

