



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 CAMBRIA Road, Strathmore T1P 1M1**

MLS®#: **A2181367**

Area: **Cambridge Glen**

Listing Date: **11/29/24**

List Price: **\$559,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Strathmore**  
City/Town: **Strathmore**  
Year Built: **1995**  
Lot Information  
Lot Sz Ar: **6,469 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,543**  
Low Sqft:  
Ttl Sqft: **1,543**

DOM

**22**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,See Remarks**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Kitchen Island,No Smoking Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 7`10"
Bedroom	Main	13`7" x 11`5"
Dining Room	Main	13`8" x 15`1"
Living Room	Main	18`8" x 11`11"
Bedroom - Primary	Main	16`2" x 14`8"
Bedroom	Lower	14`8" x 12`7"
Laundry	Lower	12`11" x 14`4"

Room	Level	Dimensions
5pc Ensuite bath	Main	15`1" x 5`5"
Breakfast Nook	Main	8`11" x 12`3"
Kitchen	Main	10`11" x 15`5"
Office	Main	10`11" x 9`0"
3pc Bathroom	Lower	12`11" x 6`4"
Bedroom	Lower	17`6" x 11`5"
Den	Lower	11`5" x 10`6"

**Game Room**

**Lower**

**20`5" x 20`7"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**

**17`11" x 8`10"**

Title:  
**Fee Simple**  
Legal Desc:

**9311445**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 103 Cambria Rd, a home that combines modern style with everyday comfort in the heart of Strathmore. Backing onto a pathway and park, this stunning bi-level home offers a lifestyle upgrade with its bright and spacious open-concept design, featuring over 2,890 sq ft of living space, 4 bedrooms, 3 bathrooms, and large windows that flood the space with natural light, making this home perfect for entertaining or relaxing. The gourmet kitchen boasts black granite countertops, top-of-the-line stainless steel appliances, and ample storage, making it ideal for both seasoned chefs and casual cooks. The primary suite includes a 5-piece private ensuite and generously sized walk-in closet, while an additional bedroom provides flexibility for family, guests, or a home office. The lower level is bright and open with 9' ceilings, large windows, a newly constructed den, 2 additional bedrooms, 3-piece bath, utility room and plenty of storage. Recent updates include: Replaced interior doors upstairs, 11 high efficiency windows, upgraded fridge, stove, dishwasher, and washer/dryer. Step outside to your private backyard oasis, perfect for summer barbecues, gardening, or just enjoying the fresh air. Updated cedar fencing, expanded back deck, and RV parking complete this fantastic yard. Located in the sought-after Cambria neighborhood, you'll enjoy close proximity to schools, parks, shopping, and all the conveniences of Strathmore, with easy access to Calgary for commuters. This home is a harmonious blend of functionality and charm, ready to welcome you home.**

Inclusions:  
Property Listed By: **Living Room TV Unit, TV Wall mounts in Gym & Primary Bedroom  
Royal LePage Benchmark**

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









