



THE
A-TEAM

**RE/MAX
FIRST**

112 CAMARA Court, Strathmore T1P 1Y3

MLS® #: **A2185406** Area: **Cambridge Glen** Listing Date: **01/12/25** List Price: **\$459,900**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Strathmore**
 Year Built: **2004**
 Lot Information
 Lot Sz Ar: **5,226 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,077**
 Low Sqft:
 Ttl Sqft: **1,077**

DOM

9
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split, Side by Side**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot**
 Park Feat: **Off Street, Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 14`11"
Kitchen	Main	14`1" x 8`10"
3pc Ensuite bath	Upper	5`11" x 5`10"
4pc Bathroom	Upper	8`3" x 5`11"
Bedroom	Lower	12`10" x 11`11"

Room	Level	Dimensions
Dining Room	Main	14`1" x 6`6"
Bedroom - Primary	Upper	13`1" x 12`10"
Bedroom	Upper	12`10" x 13`7"
Family Room	Lower	13`9" x 10`6"
4pc Bathroom	Lower	8`5" x 4`10"

Game Room

Basement

28` 4" x 13` 10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

0413571

Remarks

Pub Rmks:

New opportunity to own a property in Camara Court! This semi-detached home is now available with a quick possession option. The DEWALD BUILT home features 3 Bedrooms and 3 Bathrooms, 2 Recreation/Family Rooms, and open concept main floor with lots of natural lighting. The lower level is almost complete with only the flooring left. The owners have appreciated the space finished just the way it is and its perfect for the hobbyist or a home gym! There is the option of a 4th bedroom. PLUS there is infloor heat! Since this is a 4 level split, this opens up a ton of storage space. Forget paying rent on a storage unit! Outdoors, enjoy the front covered veranda with a fantastic view of the morning sunrises...cozy up by the fireplace on the chilly mornings and evenings, and in the summertime enjoy the southwest facing backyard...lots of sunshine, deck and patio plus you can watch the wildlife cruise through the corridor!!! The attached garage is 21'7"X13'2" with an 8ft overhead door and the driveway is a DOUBLE wide. This means no jockeying vehicles around. PLUS there is added parking in the center of the cul de sac for your guests. The location of this home is fantastic. Amenities in close proximity include the sports center, hospital, schools, curling rink and indoor pool. Easy access to shopping and #1 Highway. Only 35 minutes East of Calgary. The airport is 40 minutes away. Perhaps you are looking at employment with one of the new industries making their way to the area? Perhaps you want the small town living? Perhaps you are moving closer to family? Perhaps this is just meant to be your home! Call your Realtor® for a viewing!

Inclusions:
Property Listed By:

FRIDGE, ELECTRIC STOVE, BUILT IN DISHWASHER, MICROWAVE HOODFAN, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE, WINDOW COVERINGS
CIR Realty

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

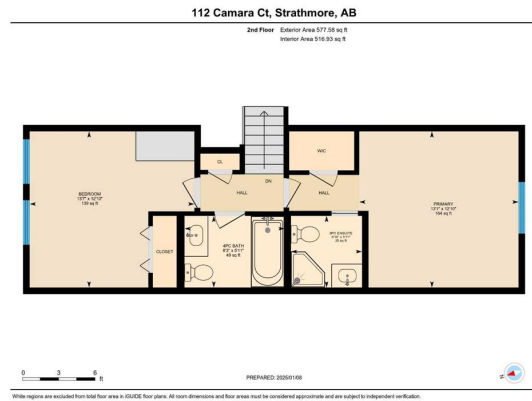








White regions are excluded from total floor area in iQCODE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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

112 Camara Ct, Strathmore, AB

Lower Level (Below Grade) Exterior Area 541.31 sq ft
Interior Area 254.82 sq ft
Excluded Area 215.95 sq ft



0 3 6 9
PREPARED: 2025/01/08
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

112 Camara Ct, Strathmore, AB

Basement (Below Grade) Exterior Area 254.64 sq ft
Interior Area 461.17 sq ft
Excluded Area 462.12 sq ft



0 3 6 9
PREPARED: 2025/01/08
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

