



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**131 Cambria Road
Strathmore, Alberta**

MLS # A2287006



\$574,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cambridge Glen | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,305 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular | | |

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|--------------------|---------------------------------|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage

Inclusions: In Living Room: Portable Fireplace and TV mount. Pantera Alarm System, Pool Table and accessories, Gas BBQ and Fire Pit. In Garage : Cabinets and Ramp. In Workshop: Heater and Dust Collector.

Welcome to this well-maintained and fully developed bungalow situated on a spacious, beautifully landscaped, corner lot in a mature, quiet area of Strathmore. Offering over 2,300 sq ft of developed living space, this home combines functional layout, generous room sizes, and the rare bonus of a second garage/workshop. The main floor features a bright and inviting living room filled with natural light, a dedicated dining area, and an updated kitchen complete with a central island, tile backsplash, and ample cabinetry for storage and prep space. There are three bedrooms (one currently used as an office) on the main level, including a comfortable primary bedroom with direct access to the 4-piece bathroom, creating an ensuite-style feel while still serving the main floor. Convenient main floor laundry adds everyday practicality. The fully developed basement offers exceptional additional living space, highlighted by a massive rec room with a cozy gas fireplace — perfect for movie nights or entertaining. The lower level also includes a large fourth bedroom with walk-in closet, a full bathroom featuring a relaxing jetted tub, plus utility and storage space. One of the standout features of this property is the garage setup. In addition to the attached double garage, there is a separate detached heated garage/workshop that is fully powered and ideal for hobbyists, woodworkers, mechanics, or anyone needing dedicated workspace. This flexible setup provides incredible versatility for storage, projects, or home-based business use. There is also a paved driveway in the yard that could be used for RV parking. Also outside, enjoy the large deck with privacy wall, mature trees, underground sprinklers in the flower beds and the privacy that comes with a corner lot. A rare opportunity offering developed space, functional layout, and the bonus of two garage structures — perfect for

families, hobbyists, or anyone needing extra room to live and work. All windows are new and come with warranty, A/C under warranty and furnace, hot water tank and irrigation all serviced 6 months ago.