



**106 Cambridge Glen Drive  
Strathmore, Alberta**

**MLS # A2298657**



**\$534,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cambridge Glen  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,153 sq.ft.  | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, F |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, See |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Two exterior sheds (metal & PVC), gazebo with Curtains, ramp in Garage

Welcome to Cambridge Glen—one of Strathmore’s most sought-after communities. Surrounded by scenic parks and winding pathways, this beautifully maintained bungalow offers the perfect blend of comfort, accessibility, and thoughtful design. Situated on a desirable corner lot, this home features exceptional parking, including potential RV parking for the avid camper, and a double attached heated garage complete with a ramp for added accessibility. The low-maintenance, scape-free front yard provides effortless curb appeal, while the private, treed backyard creates a peaceful retreat. Enjoy outdoor living on the spacious back deck, which features a gazebo and a convenient gas BBQ hookup, plus two storage sheds. Step inside to a bright, welcoming foyer that leads to a versatile front room—ideal as a bedroom or home office—along with a full bathroom and an additional bedroom. The home opens into a beautiful open-concept kitchen, dining, and living area, perfect for both everyday living and entertaining. A corner mantle fireplace adds warmth and charm, while built-in cabinetry offers an elegant space to showcase your personal touches. The primary suite overlooks the tranquil backyard and features built-in storage and an accessible ensuite, thoughtfully designed for comfort and ease of use. There is also a main floor laundry hookup option, providing flexibility to suit your needs. Downstairs, the partially finished basement expands your living space with a large bedroom complete with its own ensuite and walk-in shower, a dedicated laundry area, and plenty of room to customize additional living space to your liking. This home has seen numerous thoughtful updates, including central air conditioning installed in 2023, a new hot water tank (2022), and updated shingles (approx. 2022). You’ll also appreciate the new vinyl plank

flooring throughout the main level (2025), all new window coverings, updated toilets throughout, and the comfort of ceiling fans. Additional highlights include stainless steel kitchen appliances, as well as a washer and dryer—both included, making this home truly move-in ready.