



**308 Cambridge Place
Strathmore, Alberta**

MLS # A2308132



\$592,000

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,705 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, In		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Patio table and chairs, umbrella, window treatments, Shed

Located in the sought-after community of Cambridge Glen, this fully developed split-level home offers an exceptional blend of location, upgrades, and pride of ownership—perfect for its next family. Tucked into a desirable cul-de-sac with long-time, friendly neighbours, this home immediately impresses. Step inside to a beautifully renovated kitchen—the true heart of the home—featuring stylish finishes, ample space for entertaining, and a seamless connection to the dining area. The entire main level is finished with newer vinyl plank flooring, complemented by fresh paint and new carpet throughout, creating a bright, modern, and move-in ready feel. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. The third level offers a welcoming open-concept family room with sliding doors leading to a lower patio and a stunning, fully landscaped backyard. Backing onto green space, this mature yard is a private oasis with perennial gardens, trees, and multiple outdoor living areas—including a large upper deck with gas BBQ hookup. This level also includes a convenient laundry room, a two-piece bath, and access to the insulated garage, complete with 220V power. The fully finished lower level adds even more versatility with new carpet, fresh paint, and flexible space ideal for a kids’ area, guest bedroom, or home office, along with a utility room and additional storage. Additional features include central air conditioning, underground sprinklers, a durable metal roof, and numerous upgrades throughout. Ideally located close to parks, schools, and amenities, this is a fantastic opportunity to own a beautifully maintained home in a family-friendly neighbourhood.