



**80 Cambrille Crescent  
Strathmore, Alberta**

**MLS # A2312898**



**\$580,000**

<b>Division:</b>	Cambridge Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, No Neighbours Behi		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	Propane Firepit (AS IS)		

\*\*\*OPEN HOUSE THIS SATURDAY, JUNE 13th, FROM 1-3 PM \*\*\* PRICE IMPROVEMENT! Welcome to this beautifully updated bungalow tucked away on sought-after Cambrille Crescent, offering the perfect blend of modern comfort, thoughtful upgrades, and stunning outdoor living. Situated on one of the larger lots in this mature community with gorgeous farmland views, this home offers over 2,200 sq. ft. of beautifully finished living space designed for both everyday living and entertaining. From the moment you walk in, you are welcomed by the bright and open great room featuring vaulted ceilings, large windows, and a cozy gas fireplace that creates a warm and inviting atmosphere. The updated kitchen is both stylish and functional with granite countertops, a large island, modern appliances, and plenty of space to gather with family and friends. The main floor features a spacious primary retreat complete with a walk-in closet, cheater access to the main bathroom, and direct access to the stunning tiered back deck. Whether you are enjoying your morning coffee, hosting summer BBQs, or winding down around the propane firepit, this backyard truly feels like your own private oasis. Beautifully landscaped with underground sprinklers, this yard is something special and has been meticulously cared for. The fully developed basement is bright and welcoming thanks to the large windows and in-floor heating, offering two additional bedrooms, a full bathroom, and plenty of flexible space for guests, family, or hobbies. Additional features include a heated garage with in-floor heat, central air conditioning, main floor laundry with granite counters, and brand new asphalt shingles completed in 2025. Homes like this do not come up often. If you have been waiting for an updated bungalow with an incredible yard, amazing views, and a location that truly checks all the

boxes, this is the one. Contact your favorite Realtor to book a showing today!