



**131 Cambria Road  
Strathmore, Alberta**

**MLS # A2316742**



**\$574,900**

<b>Division:</b>	Cambridge Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Level, Underground Sprinkle		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, French Door, Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** Pool Table, Gun Safe, Sprinkler System, Garage door opener and 2 remotes, TV wall mount, garage heater in detached garage, cabinets in detached garage, countertop in attached garage, attached planters

This solid bungalow checks all the boxes &mdash; a well-maintained home on an oversized corner lot with gorgeous mature landscaping, a double attached garage, AND a separate detached garage. With more than 2,300 sq ft of total developed space, there's room for the whole family and then some. The main floor is warm and welcoming, with a sun-filled living room, a spacious dining area, and a well-appointed kitchen featuring a centre island and plenty of cabinet space. Three bedrooms are located on the main level &mdash; one currently set up as a home office &mdash; including a primary bedroom with convenient direct access to the 4-piece bath, giving it that ensuite feel. Rounding out the main floor is the added bonus of main floor laundry. Head downstairs and you'll find a basement that truly delivers. The showstopper is the enormous rec room anchored by a gas fireplace &mdash; whether it's family movie nights or hosting friends, this space handles it all. The lower level also offers a large flex room with a walk-in closet &mdash; ideal as a guest space, home office, or hobby room &mdash; a full bathroom with a jetted tub, plus dedicated utility and storage areas. Now for the feature that really sets this property apart: the garage situation. Beyond the attached double, there's a fully powered, heated detached garage / workshop &mdash; a dream setup for woodworkers, mechanics, hobbyists, or anyone running a home-based business. The paved yard area also offers space for RV parking, adding even more flexibility. Outside, a large deck with a privacy wall, mature trees, and underground sprinklers in the flower beds make the yard as enjoyable as the interior &mdash; with the added privacy that naturally comes with a corner lot. Updates and mechanicals are in great shape: all windows have been replaced and are under warranty, the A/C is also under

warranty, and the furnace, hot water tank, and irrigation system were all serviced within the last six months. And the curb appeal? It matches the interior. This charming bungalow turns heads with its crisp white exterior, decorative stonework, striking hip rooflines, and an inviting covered wrap-around front porch framed by mature rose bushes. Situated on a quiet street just steps from a park and playground with shopping close by, this home is as practical as it is eye-catching &mdash; and with a double attached garage, a separate detached garage, and more than 2,300 sq ft of total developed space, it truly has it all.