



**95 Cambridge Glen Drive
Strathmore, Alberta**

MLS # A2319859



\$499,900

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: Greenhouse, tv and wall mount, garden decor

Move-in ready bungalow in Cambridge Glen under \$500K! This clean and well-kept 1,275 sq ft home offers 3 bedrooms on the main floor, fresh paint, new carpet, and a bright practical layout ideal for families, down-sizers, or first-time buyers. the convenience of main floor laundry adds everyday ease, while the attached garage with direct access to the home is a welcome bonus year-round. The partially finished basement offers excellent future potential with a 4th bedroom, framed walls, and bathroom fixtures already on site for future installation -giving the next owner the opportunity to add value and finish the space to suit their needs. Outside, enjoy a private mature yard with lovely trees, established perennials, and a greenhouse! This charming retreat is ideal for gardeners or anyone who loves outdoor space. Recent updates include a brand new hot water tank, plus a roof that has recently been serviced and repaired -offering added peace of mind. Located in the established community of Cambridge Glen, close to parks, schools, pathways, amenities, and Highway 1 access, this home delivers comfort, convenience, future potential and excellent value.