



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

304 Cambridge Place
Strathmore, Alberta

MLS # A2350931



\$650,000

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot		

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

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows

Inclusions: central vacuum, shed, hot tub

Tucked into a quiet cul-de-sac in the desirable community of Cambridge Glen, from the moment you pull up, the curb appeal makes a great first impression, with a welcoming exterior, double attached garage, plus situated on a large pie shaped yard that gives you the kind of outdoor space a family desires. Inside, this home has that comfortable, familiar feeling that is hard to recreate. It's incredibly well cared for. Warm, inviting, and somewhere you immediately feel at home. With 4 bedrooms and 3.5 bathrooms, plus a bonus room there is plenty of room, but what really sets this home apart is how usable that space is. The layout is anything but cookie-cutter, with a versatile floor plan that gives you options for how your family actually lives. There's space to gather, work, play, relax, or create a room for whatever stage of life you're in. The kitchen offers plenty of storage, with dark wood cabinetry extending right to the ceiling, under-cabinet lighting, and a newer fridge and stove. Thoughtful upgrades continue throughout the home, giving you the finished, move-in-ready feel of something new without the wait or added expense of building. Exterior roller shutters have been installed to help regulate interior climate and light control. Outside, the 7578 square feet of private mature yard offers even more usable living space with plenty of room to entertain, unwind, garden, or let the kids play. The underground irrigation makes maintaining all that green space that much easier, while the hot tub is a great place to admire it from. If you've been looking for a home with personality, flexibility, and space that actually gets used, 304 Cambridge Place is one you need to see.