



GRASSROOTS
REALTY GROUP

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**131 Cambria Road
Strathmore, Alberta**

MLS # A2351902

\$559,000

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,304 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub		

Inclusions: underground sprinklers, pool table, vacuum system as is

With a large corner lot, two garages and RV parking, this bungalow has room for your vehicles, hobbies and everyday life. The double attached garage offers convenient parking, while the heated and powered single detached garage at the side of the property makes an ideal workshop. Inside, the bright living room welcomes plenty of natural light. The spacious kitchen offers a pantry and generous cabinet and counter space, with an open connection to the eating area. A door leads out to the deck, making it easy to take dinner outside or enjoy a quiet morning coffee. The main floor includes a large primary bedroom with direct access to the shared four-piece bathroom, two additional bedrooms and convenient laundry. Downstairs, the fully developed basement adds a recreation room, another bedroom and a bathroom, giving everyone a little extra space. New windows, air conditioning and underground sprinklers add comfort and convenience. With a park and playground just steps away and shopping close by, there's plenty to appreciate both at home and around the neighbourhood.