

**196 Camden Place
Strathmore, Alberta**

MLS # A2266096



\$599,999

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

Welcome to this beautifully updated bungalow in the highly desirable, family-oriented community of Cambridge Glen. Ideally located on a quiet cul-de-sac and within walking distance from schools, playgrounds, and everyday amenities, this home offers exceptional comfort and convenience. This property has been meticulously maintained, with many recent upgrades providing long-term peace of mind. These include: a new roof (2022), high-efficiency furnace (2023), hot water tank (2022), air conditioning (2022), deck improvements (2021), and a brand new fence (2025). A bright, versatile front room with large picture windows greets you upon entry—perfect for a home office, guest room, or cozy reading lounge. The main level features a well-designed layout with a peaceful primary bedroom complete with a private 3-piece ensuite, along with a spacious secondary bedroom. The open-concept living area is ideal for both relaxing and entertaining, offering a welcoming living room with a charming corner gas fireplace, dedicated dining space, and a refreshed kitchen equipped with new stainless appliances (Dec 2023). Step outside to a private backyard oasis featuring a covered deck for year-round use (perfect for winter barbecuing!) and a fully fenced yard ideal for children and canines alike. The fully finished basement—with in-floor heating—adds outstanding extra living space, including two generous bedrooms, a large 4-piece bathroom, and an expansive family/media room ideal for movie nights or hosting guests. With its quiet location, thoughtful updates, and spacious layout, this home offers outstanding value and is truly move-in ready.