

60 Cambridge Glen Drive
Strathmore, Alberta

MLS # A2247055



\$570,000

Division:	Cambridge Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Owning a home on a corner lot can come with several advantages—both practical and lifestyle-related. Here are the main benefits:

- 1. More Space & Privacy** offers a larger yard compared to interior lots. Fewer immediate neighbors—often just one house beside you instead of two. Extra space can be great for gardens, storage, or recreational use.
- 2. Better Light & Airflow** More windows can be placed on the side of the house, bringing in more natural light. Improved cross-breeze ventilation since there's exposure on two sides.
- 3. Curb Appeal & Presence** Homes on corner lots have higher visibility and a more open feel. Extra frontage can make the property look more spacious and attractive. More opportunity for unique landscaping or a striking architectural design.
- 4. Access & Parking** Easier street access from two sides. Potential for extra parking—especially useful for guests or recreational vehicles.
- 5. Potential for Expansion** Some corner lots offer more flexibility for building additions, garages, or secondary suites (subject to zoning bylaws).
- 6. Resale Appeal** Corner lots can stand out to buyers who value space, privacy, and a distinctive setting. Larger lot size may translate into higher market value, especially in growing areas.

Deck is 8'8X 12'3. Front Attached Garage 23'6X 21'4. Subdivision of Choice. Pride of Ownership. Owners retiring.