



**127 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2242940**

**\$799,000**



<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	desk and shelves in office basement		

Stunning Custom-Built Two-Story Home in Strathmore IMMEDIATE POSSESSION AVAILABLE! Impeccably maintained and tastefully designed, this beautiful home is located in the highly sought-after community of Hillview. Offering over 2,300 sq ft of living space, it features 4 bedrooms, 4 bathrooms, a fully developed basement, central air, central vac, a heated double attached garage, and an oversized exposed aggregate driveway. The backyard is fully landscaped and backs onto a greenspace and park. Enjoy all the benefits of living in Hillview: a quiet, family-friendly neighborhood close to schools, shopping, walking paths, the Strathmore Golf Course, and other local amenities. The main level offers an open floor plan with a welcoming foyer and vaulted ceilings. The kitchen is equipped with granite countertops, a two-tiered island, new stainless steel appliances, and a walk-through pantry. The bright dining area with coffered ceilings flows into a cozy living room with a gas fireplace. A laundry room and convenient half bath complete this level. Upstairs features a sunny bonus room, spacious primary bedroom with walk-in closet and ensuite with jetted tub, plus two more bedrooms and a full bath. The fully finished basement is ideal for entertaining, with 9-foot ceilings, a full wet bar, built-in entertainment system, second gas fireplace, fourth bedroom, full bathroom, and a dedicated office space. Step outside to a low-maintenance deck and a beautifully landscaped yard backing onto the park. This home is loaded with upgrades and ready for its next owners. Book your showing today!