



GRASSROOTS
REALTY GROUP

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**283 Highland Circle
Strathmore, Alberta**

MLS # A2251565



\$599,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,833 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	storage shed, garage heater		

Location, location, location. Enjoy a little bit of country in the city with this beautiful four-level split built by Curbrelan Homes. With charming street appeal, a welcoming veranda, and mature landscaping, this home makes a lasting first impression. The main level offers an open concept from the living room to the dining area and kitchen. The kitchen is a true highlight, featuring an abundance of cabinetry, a corner pantry, a large L-shaped island with an eating bar, and an additional working island with a sink. Kitchen also boasts stainless steel appliances. There is plenty of room for both a dining table and a spacious living area, with large windows that fill the home with natural light. Upstairs you will find three generously sized bedrooms, including a master bedroom with a walk-in closet and a raised four-piece ensuite complete with a separate tub and shower. The additional bedrooms overlook the expansive backyard, which measures 50 by 118 feet. There is another full four-piece bathroom on this level. The lower level, just off the kitchen, is above grade and offers a large great room with a cozy gas fireplace and garden doors that open to the west-facing backyard. Carpet (recently replaced) and tile on third level as well as central air-conditioning. This outdoor space is a true retreat with mature trees and shrubs, plenty of room for patio furniture or even a swimming pool. The yard also has a view of the green space to the south and west. The basement has its own separate entrance leading to a private patio, making it an excellent option for extended family or an illegal suite. Currently, it includes one bedroom and a large living area, but the layout allows for flexible use of the space. Recent updates include shingles in 2025, a hot water tank in 2021, and new garden doors in 2024, all completed with proper permits. The home also features a double heated attached garage

with two electric garage door openers. Perfect for investors or first-time buyers, this home offers both space and potential. Book your showing today and see all it has to offer.