



GRASSROOTS
REALTY GROUP

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**412 Highland Close
Strathmore, Alberta**

MLS # A2264125



\$599,800

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Quartz Counters

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

Inclusions: n/a

Located in the quiet and desirable Hillview Estates, this well-maintained 4-bedroom, 3-bathroom home offers comfort, style, and functionality. Features include a spacious open-concept layout, quartz countertops, heated double attached garage and a walk-out basement. Recent updates (all within the past year) include A/C, water heater, water softener, deck with cedar pergola—perfect for outdoor entertaining. Enjoy added luxury with a private 4 person wet / dry sauna. The family-friendly neighborhood is close to the Strathmore Golf Club, baseball diamonds, soccer fields, parks, playgrounds, a hockey arena, skateboard park, and other recreational amenities. Don't miss this opportunity—book your showing today!