



GRASSROOTS
REALTY GROUP

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**132 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2265075



\$765,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,456 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind, Private, Under		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garden Shed, Basement Deep Freeze

Welcome to your next home in Hillview Estates! This beautiful bungalow sits in one of the neighborhood's most desirable locations, featuring a walkout basement that backs onto a quiet, peaceful canal. Step inside to an open-concept main floor that feels bright and airy, flowing seamlessly from the front door to large back windows overlooking your private, tree-lined yard. At the front of the home, an office with French doors and large windows offers an ideal workspace or can easily serve as a fourth bedroom. Hardwood floors flow throughout the kitchen and living area. The kitchen features two-tone cabinetry, stone countertops, and a spacious sit-up island, perfect for cooking or entertaining. The living room centers around a stone-clad fireplace, creating a warm, inviting atmosphere. The primary suite includes a walk-in closet and an ensuite bathroom with a shower and large soaking tub. Conveniently, located just outside the bedroom is the main-floor laundry room for easy access. Downstairs, the fully finished walkout basement offers a large recreation area with a second gas fireplace, two generous bedrooms and a full bathroom. One of the bedrooms features French doors that open directly onto the outdoor patio. Additional features include a heated, fully finished garage, a new roof (2025), and a built-in irrigation system. This home is truly move-in ready and waiting for its next owners. Homes like this don't come up often in Hillview Estates, so book your showing today!