

1-833-477-6687 aloha@grassrootsrealty.ca

132 Hillcrest Boulevard Strathmore, Alberta

MLS # A2265075



\$824,900

Hillview Estates

Residential/House Type: Style: Bungalow Size: 1,456 sq.ft. Age: 2007 (18 yrs old) **Beds:** 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: Water: Central, Fireplace(s) Sewer: Floors: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Walk-Out To Grade Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R1 Foundation: **Utilities: Poured Concrete**

Division:

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!