



**GRASSROOTS**  
REALTY GROUP

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**132 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2265075**



**\$794,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, No Neighbours Behind, Private, Under		

<b>Heating:</b>	Central, Fireplace(s)	<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>	-

**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!