



GRASSROOTS
REALTY GROUP

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**100 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2265403



\$817,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,626 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: shed, garage shelving, TV mounts

Welcome to 100 Hillcrest Boulevard, nestled in the highly sought-after neighbourhood of Hillview Estates. This exceptional home was built by Rich-Lee Custom Homes and offers a perfect blend of elegance, comfort, and functionality. Featuring a triple-car garage with an east-facing driveway and plenty of parking space, this two-storey split design combines the luxury of bungalow-style living with the privacy of an upper level that includes two additional bedrooms and a 4-piece bathroom — ideal for family or guests. The main floor is open concept, designed for both everyday living and entertaining. The kitchen was beautifully renovated in 2022, showcasing quartz countertops, a gas stove, a large island, and stunning west-facing views. A cozy gas fireplace adds warmth and ambiance to the living area, creating the perfect space to relax and unwind. The primary bedroom is a true retreat, featuring a spacious walk-in closet, a 5-piece ensuite, and gorgeous west-facing views of the surrounding landscape. The fully finished walkout basement offers incredible versatility with a bedroom, 3-piece bathroom, a den, a bar area with plumbing ready for a wet bar, a large family room, and a spacious utility room with built-in storage. Step out to your private walkout patio, already wired for a future hot tub — the perfect spot to unwind at the end of the day. The landscaped yard includes underground sprinklers and a storage shed, making outdoor living both beautiful and easy to maintain. Living in Hillview means enjoying space, privacy, and sweeping views — all in a welcoming community. Contact your agent today to schedule a private tour of this beautiful home!