

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

283 Highland Circle Strathmore, Alberta

MLS # A2270093



\$584,900

Division: Hillview Estates Type: Residential/House Style: 4 Level Split Size: 1,833 sq.ft. Age: 2004 (21 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Heated Garage Lot Size: 0.14 Acre Lot Feat: Landscaped, Rectangular Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R1 Foundation: **Poured Concrete Utilities:**

Features: Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: storage shed, garage heater, central air conditioning

Quiet location on the outskirts of Strathmore. Country living in the city with this beautiful four-level split built by Curbrelan Homes. With charming street appeal, a welcoming veranda, and mature landscaping, this home makes a lasting first impression. The main level offers an open concept from the living room to the dining area and kitchen. The kitchen is a true highlight, featuring an abundance of cabinetry, a corner pantry, a large L-shaped island with an eating bar, and an additional working island with a sink. Kitchen also boasts stainless steel appliances. There is plenty of room for both a dining table and a spacious living area, with large windows that fill the home with natural light. Upstairs you will find three generously sized bedrooms, including a master bedroom with a walk-in closet and a raised four-piece ensuite complete with a separate tub and shower. The additional bedrooms overlook the expansive backyard, which measures 50 by 118 feet. There is another full four-piece bathroom on this level. The lower level, just off the kitchen, is above grade and offers a large great room with a cozy gas fireplace and garden doors that open to the west-facing backyard. Carpet (recently replaced) and tile on third level as well as central air- conditioning. This outdoor space is a true retreat with mature trees and shrubs, plenty of room for patio furniture or even a swimming pool. The yard also has a view of the green space to the south and west. Walk out basement has its own separate entrance leading to a private patio, making it an excellent option for extended family or an illegal suite. Currently, it includes one bedroom and a large living area, but the layout allows for flexible use of the space. Recent updates include shingles in 2025, a hot water tank in 2021, and new garden doors in 2024, all completed with proper permits. The home also features a double heated attached garage

with two electric garage door openers. 10 out of 10!	Perfect for investors or first-time buyers, this home offers tremendous value for the price. Shows