



**111 Hillview Road  
Strathmore, Alberta**

**MLS # A2272966**

**\$674,900**



<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Lawn, No Neighbours B		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

  

<b>Inclusions:</b>	Downstairs refrigerator, downstairs stove
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Discover exceptional value in this MOTIVATED SELLER offering—an incredible fully developed walkout 2-storey home with south facing backyard that backs directly onto greenspace, the Strathmore Golf Course, and a scenic walking path. Enjoy unmatched privacy, stunning views, and one of the largest yards in the area, perfect for outdoor living, gardening, or simply taking in the serene surroundings. Inside, the bright and spacious open-concept main floor is designed for comfort and entertaining. The welcoming family room flows seamlessly into the kitchen and dining area, while French doors lead to a 3-season room, ideal for morning coffee or evening relaxation. Convenient main floor laundry adds to the thoughtful layout. Upstairs you'll find 3 bedrooms, including a generous primary suite featuring a walk-in closet, 4-piece ensuite, and a private south-facing balcony overlooking the golf course—your own peaceful retreat. The walkout lower level offers exceptional flexibility with a large recreational room complete with a second kitchen area—perfect for guests, in-laws, hobbies, or a future wet bar. This level also includes the fourth bedroom and an additional 4-piece bathroom, making it ideal for multi-generational living. With its special location, spacious floor plan, and versatile walkout design, this home is a must-see.