



GRASSROOTS
REALTY GROUP

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**111 Hillview Road
Strathmore, Alberta**

MLS # A2272966



\$674,900

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

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

Inclusions: Downstairs refrigerator, downstairs stove

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.