



**GRASSROOTS**  
REALTY GROUP

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**164 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2282809**



**\$774,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind,		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** gemstone lights, alarm system, pool table, one tv and two mounts downstairs, two directors chairs. Furniture negotiable

Exquisite 5-bedroom, three bathroom walkout! Welcome to a home where elegance meets comfort, and every detail has been thoughtfully curated. Perfectly positioned with no neighbors behind, this stunning bi-level offers a serene backdrop of wide open space and a long list of luxurious upgrades. From the moment you arrive, you'll be charmed by the freshly landscaped yard, the new roof and eavestroughs, the new modern garage door and the oversized garage. Inside, natural light floods the open-concept main floor, where rich quartz counters sparkle against stainless steel appliances, and soft-close cabinetry with custom pullout drawers adds both refinement and function. Gather by the sleek electric fireplace or step onto the raised composite deck, adorned with glass railings and a gas line, to savor golden summer evenings and uninterrupted views. The primary retreat feels like a sanctuary, crowned with soaring 12 ft vaulted ceilings and a spa-inspired ensuite that invites you to unwind in luxury. Two additional bedrooms and a full bath complete the main level with both warmth and style. The second bedroom has a secret storage area behind the bookcase, designed for a play area, extra bed space or storage. The fully finished walkout basement is designed for both relaxation and celebration. Heated floors, a cozy electric fireplace, and a welcoming rec room with wet bar and pool table set the stage. Step into the luminous three-season sunroom with infrared heating and enjoy the beauty of every season while overlooking your private, fully landscaped backyard. Two spacious bedrooms and full bath complete the lower level. Every comfort has been considered—central A/C, central vac, and a brand-new 75-gallon hot water tank are among the many thoughtful upgrades. With its timeless finishings, gracious flow, and an idyllic setting, this Strathmore home is

more than a residence—it’s a lifestyle.