



**119 Hillview Lane  
Strathmore, Alberta**

**MLS # A2285755**



**\$559,999**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All window coverings, and garage controls

Pride of ownership is evident throughout this non-smoking, no-animal home, which has been meticulously cared for inside and out. Welcome to this beautifully maintained 4-level split in the sought-after community of Hillview, ideally situated on an extra-wide street between the golf course and baseball diamond. This exceptional home offers over 1,200 sq ft above grade, 3 spacious bedrooms, and 3 full bathrooms, combining functional design with elevated comfort. Step inside to soaring vaulted ceilings that create an open, airy feel throughout the main living area, while the walk-out lower level and basement feature impressive 9ft + ceilings. The large primary bedroom, which can comfortably fit king-sized furniture, includes a full 4-piece ensuite and a generous walk-in closet. The other 2 bedrooms are just down the hall and are a comfortable size. Outdoors, enjoy impeccably maintained front and back yards supported by a sophisticated sprinkler system. The oversized double garage is a rare highlight—large enough to comfortably accommodate a pickup truck with room to spare. Store toys, tools, and more. A perfect blend of location, space, and quality care, this Hillview gem is ready to welcome its next owner, offered at the remarkable price of \$559,999.