



**79 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2292289**



**\$575,000**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Treed, Underground Sprinklers, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 79 Hillcrest Boulevard in Strathmore, a beautifully maintained bungalow offering comfort, thoughtful design, and a setting that truly feels like home. Positioned on a landscaped CORNER LOT, this property stands out with its curb appeal, mature landscaping, underground sprinklers, exterior lighting, and a welcoming front porch. A brand NEW ROOF, FRESHLY PAINTED main floor, and CENTRAL AIR CONDITIONING add peace of mind and year round comfort for the next owner. Inside, the main living area is bright and inviting, featuring vaulted ceilings and a cozy fireplace that creates the perfect space to gather with family or unwind at the end of the day. The kitchen blends functionality and charm with a central island, pantry, custom wine shelf, and new refrigerator and dishwasher. A large window above the sink looks out to the backyard and offers peek-a-boo VIEWS OF THE NEARBY POND, bringing a quiet sense of nature into the heart of the home. The adjoining dining area is ideal for both everyday meals and entertaining. The bungalow layout is designed for easy living, with a spacious primary suite featuring a walk-in closet and private ensuite, along with a second bedroom, full bathroom, and convenient main floor laundry. Downstairs, the fully finished basement expands the living space with a large entertainment area, two additional bedrooms, and another full bathroom. This flexible space works beautifully for guests, teens, hobbies, or a home office. Outside, the oversized garage provides excellent space for vehicles, storage, and projects. The backyard is designed for relaxing and enjoying the outdoors with a sunny deck for summer BBQs and a private patio where you can unwind while enjoying the peaceful setting and nearby pond. Located in the sought after Hillview community, this home is just moments from walking paths,

parks, ponds, and the Strathmore Golf Club. If you've been looking for a well cared for, fully finished bungalow on a corner lot with thoughtful upgrades and a functional layout, this home is one you won't want to miss.