



**534 Hillview Gate  
Strathmore, Alberta**

**MLS # A2296088**



**\$499,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Storage		

**Inclusions:** N/A

// O P E N H O U S E // SUNDAY March 29 - 1-4PM // There's something special about a home that just feels right the moment you walk in. At 534 HILLVIEW GATE, it's the way the light moves through the space, the thoughtful updates, and the feeling that this home has been truly lived in and loved. The main floor is where this home really shines. Over 1,200 sq ft of beautifully curated space, where DESIGN MEETS FUNCTION in a way that feels effortless. The east-facing living room welcomes soft morning light, the kind of space you can imagine starting your day slowly with coffee in hand. As you move toward the back of the home, the kitchen and dining area open up to the west-facing yard, capturing warm afternoon and evening sun. It's a layout that naturally brings people together, whether it's busy weekday mornings or relaxing dinner. The KITCHEN has been thoughtfully UPDATED with clean, timeless finishes, offering plenty of storage and a style that can easily shift to match your own aesthetic. Throughout the main floor, the design choices feel current and intentional, creating a space that is both on trend and easy to make your own. The primary bedroom is a quiet retreat with its own ensuite and walk-in closet, while two additional bedrooms offer flexibility for family, guests, or a home office. Each space has been uniquely finished with custom murals by a professional artist, adding personality and a sense of story that can evolve with the next owners. Downstairs, the partially developed basement gives you room to grow. With a full bathroom already complete and the rest left open, it's ready for whatever your next chapter needs it to be. Set on a spacious lot, the backyard invites you to slow down and enjoy the seasons, with a freshly updated shed and space to relax, play, or entertain. A DOUBLE

ATTACHED GARAGE with side entrance, hot tub rough in wiring, central A/C, and vacuflo add to the everyday ease of living here. With recent updates including NEW ROOF and west SIDING (2025), newer flooring, FRESH PAINT, and impeccable care, this is a home where the big things have been taken care of so you can simply move in and start living. A home that feels current, comfortable, and ready to be styled into your next chapter.