



**20 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2298675



\$820,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this exceptional custom-built bungalow, perfectly positioned on a walkout lot backing the canal, green space, and walking path with no neighbours behind. Featuring a new roof, new siding, mature landscaping, and a private yard, this is a rare opportunity to own a well-crafted home in one of Strathmore's most desirable settings. Inside, the open-concept main level is designed to impress with vaulted ceilings, expansive windows, and beautiful hardwood floors throughout. The kitchen is both functional and refined, showcasing granite countertops, a large central island, stainless steel appliances, custom stone backsplash, and custom oak cabinetry with crown moulding finish. Additional under-cabinet glass block windows bring in natural light while adding architectural character, while a built-in oak hutch enhances the dining space with both style and storage. The living room is centered around a gas fireplace with custom surround, while oversized windows frame uninterrupted views of the canal and green space. Step out onto the upper deck and take in the peaceful, private setting. The main floor offers three bedrooms, including a spacious primary retreat complete with a full ensuite featuring a soaker tub, separate stand-up shower, and walk-in closet. Two additional bedrooms provide flexibility for family, guests, or a dedicated home office, along with a well-designed mudroom and main floor laundry. The fully developed walkout basement expands your living space with heated floors, oversized windows, a large recreation area, an additional bedroom, and a custom built-in wet bar—ideal for entertaining or multi-generational living. A commercial-grade utility room reflects the quality and care behind the home's construction. Completing the home is an oversized double attached garage with heated flooring, offering comfort and

functionality year-round. A rare opportunity to own a custom bungalow with walkout basement, backing one of Hillcrest's most sought-after natural settings.