



**127 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2301688



\$765,000

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|------------------|---|---------------|-------------------|
| Division: | Hillview Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,300 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No M | | |

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|--------------------|---------------------------------------|-------------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Christmas lights

Custom-built two-storey backing onto greenspace in the highly sought after Hillview community of Strathmore. Recently painted and move-in ready, this beautifully maintained home offers over 3,200 sq ft of fully developed living space with 4 bedrooms, 4 bathrooms, and immediate possession. The open concept main floor features vaulted ceilings, a large dining area, and a cozy living room with gas fireplace. The kitchen is equipped with granite countertops, a two-tiered island, new stainless steel appliances, and a convenient walk-through pantry with freezer. A main floor laundry room and half bathroom complete the space. Upstairs includes a sunny bonus room, spacious primary suite with walk-in closet and ensuite with jetted tub, plus two additional bedrooms and a full bath. The fully finished basement offers 9-foot ceilings, a wet bar, built-in entertainment area, second gas fireplace, fourth bedroom, full bathroom, and dedicated office space. Additional features include central air, central vac, a heated double attached garage, and an oversized aggregate driveway. Enjoy the low maintenance yard backing directly onto a park in this quiet, family-friendly location close to schools, shopping, and golf.