



**476 Highland Close  
Strathmore, Alberta**

**MLS # A2303813**



**\$522,000**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** TV wall mount, play structure, shed

Tucked into a quiet cul-de-sac in Hillview Estates, this beautifully maintained 4-level split with a WALKOUT THIRD LEVEL sits on a RARE PIE-SHAPED lot with NO NEIGHBOURS BEHIND, offering wide open field views. The bright and functional layout features vaulted ceilings and an open-concept main living area that flows into a spacious oak kitchen complete with a corner pantry, island with eating bar, and patio doors leading to the deck. Upstairs offers three bedrooms, including a large primary with a walk-in closet and a private ensuite with a relaxing soaker tub. The walkout third level adds incredible versatility with a massive den, fourth bedroom, full bathroom, and convenient laundry, perfect for guests or growing families. FRESHLY PAINTED throughout with NEW VINYL PLANK FLOORING upstairs, this home is truly move-in ready. Enjoy the OVERSIZED YARD, quiet street where kids can play, and easy access to nearby parks, soccer fields, and baseball diamonds just a short walk away.