

**132 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2265075**



**\$824,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillview Estates                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,456 sq.ft.                                                              | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Level, No Neighbours Behind, Private, Under |               |                   |

|                    |                                                                                                                                                                                                                                                             |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Fireplace(s)                                                                                                                                                                                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Garden Shed, Basement Deep Freeze                                                                                                                                                                                                                           |                   |    |

Welcome to your next home in Hillview Estates! This beautiful bungalow sits in one of the neighborhood's most desirable locations, featuring a walkout basement that backs onto a quiet, peaceful canal. Step inside to an open-concept main floor that feels bright and airy, flowing seamlessly from the front door to large back windows overlooking your private, tree-lined yard. At the front of the home, an office with French doors and large windows offers an ideal workspace or can easily serve as a fourth bedroom. Hardwood floors flow throughout the kitchen and living area. The kitchen features two-tone cabinetry, stone countertops, and a spacious sit-up island, perfect for cooking or entertaining. The living room centers around a stone-clad fireplace, creating a warm, inviting atmosphere. The primary suite includes a walk-in closet and an ensuite bathroom with a shower and large soaking tub. Conveniently, located just outside the bedroom is the main-floor laundry room for easy access. Downstairs, the fully finished walkout basement offers a large recreation area with a second gas fireplace, two generous bedrooms and a full bathroom. One of the bedrooms features French doors that open directly onto the outdoor patio. Additional features include a heated, fully finished garage, a new roof (2025), and a built-in irrigation system. This home is truly move-in ready and waiting for its next owners. Homes like this don't come up often in Hillview Estates, so book your showing today!