



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**164 Hillcrest Boulevard  
Strathmore, Alberta**

**MLS # A2282809**



**\$749,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Wet Bar

**Inclusions:** gemstone lights, alarm system, pool table, one tv and two mounts downstairs, two directors chairs. Furniture negotiable

Welcome to this thoughtfully updated 5-bedroom, 3-bathroom walkout bi-level, offering exceptional value in a quiet cul-de-sac location with no neighbors behind. With a layout that works beautifully for downsizers wanting main floor living or families needing space and separation, this home delivers flexibility without compromise. The bright, open main floor is designed for everyday comfort, with large windows, a functional layout, and seamless flow between the kitchen, dining, and living areas. The kitchen features quartz countertops, stainless steel appliances, and pullout storage—practical upgrades that make daily living easy. Step out onto the raised composite deck with glass railing and gas line, perfect for relaxed evenings and low-maintenance outdoor enjoyment. The main floor also offers the convenience many buyers are looking for, with a spacious primary bedroom featuring vaulted ceilings and a full ensuite, plus additional bedrooms that can easily function as a guest room, office, or den—ideal for those looking to reduce stairs without giving up space. Downstairs, the fully finished walkout basement creates a separate living zone that’s perfect for teenagers, extended family, or guests. Enjoy in-floor heating, a large rec room with wet bar, a second fireplace, two additional bedrooms, and a full bathroom. The bright three-season sunroom with infrared heat adds even more usable space and connects you to the private backyard. Recent updates—including the roof, eavestroughs, garage door, landscaping including underground sprinklers, and a newer 75-gallon hot water tank—mean you can move in with confidence. Central A/C, central vac, and an oversized attached garage add to the comfort and convenience. If you’ve been looking for a home that offers space, privacy, and a layout that adapts to your lifestyle—all

at a compelling price point&mdash;this is one you won&rsquo;t want to miss.