



**GRASSROOTS**  
REALTY GROUP

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**220 Hillcrest Court  
Strathmore, Alberta**

**MLS # A2303094**



**\$574,900**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Level, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** central vacuum, central vacuum attachments (as is)

This home is immaculate. Situated in a quiet cut-de-sac with lovely neighbours and on a MASSIVE PIE LOT!! The home has had many updates. Walking up you will notice the new roof, garage door, exterior lights, some siding, and a few windows. The main floor and up stairs features new HARDWOOD floors that lead you to your open concept floor plan. The living room features a corner natural gas fireplace with bright window overlooking you back yard. The kitchen features mostly newer appliances, a kitchen island, loads of cupboards and counter space, A WALK THROUGH pantry with access to your garage. Completing the main floor is a 2 piece powder room, a lovely laundry area with custom live edge wood shelving and access to your double heated attached garage. The upper floor houses 3 bedrooms, a full 4 piece bathroom, linen closet and tasteful finishings. The primary is large enough for king furniture and has a large walk in closet and generous ensuite. The lower is mostly finished. The drywall is up it is just waiting for flooring paint and bathroom install. This home has one of the most amazing back yards for space. With a new custom built concrete patio and room for so much more!! MUST SEE!!