



GRASSROOTS

REALTY GROUP

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545 Hillview Gate
Strathmore, Alberta

MLS # A2305676



\$540,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,117 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Well maintained and move-in ready, this air conditioned bilevel sits on a spacious corner lot with a fully fenced yard and underground sprinklers. Inside, laminate flooring runs throughout the home and the bright main floor offers a functional layout with plenty of space to spread out. The living room flows into the dining area, creating a great setup for both everyday living and entertaining. The kitchen features stainless steel appliances, under cabinet lighting, and ample workspace. There are 3 bedrooms on the main level, including the primary bedroom with its own 4 piece ensuite. The fully finished lower level adds even more living space with a large rec room complete with a wet bar, an additional bedroom, and a full bathroom — perfect for guests, teens, or entertaining. Finished off with a double attached garage, this home offers a great combination of space, comfort, and practicality.