



GRASSROOTS

REALTY GROUP

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**412 Highland Close
Strathmore, Alberta**

MLS # A2306186



\$599,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,315 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, No Back Lane, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Sauna, Vaulted Ceiling(s)		

Inclusions: sauna, 2 storage sheds, water filter system (as is)

Welcome to Hillview Estates—one of Strathmore’s most sought-after communities. This fully developed 4-bedroom, 3-bathroom home delivers a great mix of practical space and thoughtful upgrades for everyday living. The main floor features an open layout designed for connection, with quartz countertops and plenty of room to gather, while the walk-out basement adds flexible living space with brand new carpet—ideal for a growing family or guests. Recent improvements including central A/C, water heater, and water softener provide peace of mind, and the heated double attached garage is a standout feature during Alberta winters. Out back a private yard with a deck and cedar pergola sets the stage for summer evenings, while the 4-person wet/dry sauna and sitting area offers a rare touch of relaxation. Located in a quiet, family-oriented neighbourhood, you’re just minutes from the Strathmore Golf Club and surrounded by parks, playgrounds, sports fields, a hockey arena, and more—making it easy to stay active and connected.