



**412 Highland Close  
Strathmore, Alberta**

**MLS # A2306186**



**\$585,000**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, No Back Lane, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Open Floorplan, Pantry, Sauna, Vaulted Ceiling(s)		

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

Welcome to Hillview Estates! This fully developed 4-bedroom, 3-bathroom home with walkout basement offers an ideal combination of functional living space and thoughtful upgrades. The main floor features an open-concept layout designed for everyday living and entertaining, highlighted by vaulted ceilings, wrought-iron railings, and large windows that fill the home with natural light. The well-designed kitchen offers a huge U-shaped quartz countertop workspace, undermount sink, large pantry, and a spacious breakfast nook. Step through the dining area patio doors onto the sunny south-facing deck, featuring a solid wood pergola that can easily accommodate shade fabric, creating the perfect setting for summer barbecues and relaxing evenings outdoors. The fully finished walkout basement expands your living space with a comfortable fourth bedroom, full 4-piece bathroom, bonus room, laundry room, storage room, and a large recreation area with plenty of room for a pool table, foosball table, home gym, or media space. New carpet and luxury vinyl plank flooring have recently been installed throughout the lower level. From the walkout level you can step directly into the private sauna area before heading out to the backyard—a unique feature that creates your own personal retreat. Recent updates include new shingles (2023), central air conditioning (2023), hot water tank (2022), water softener (2023), basement flooring and carpet (2025). This great home is located in a quiet, family-friendly neighbourhood, just minutes from the Strathmore Golf Club and surrounded by parks, playgrounds, sports fields, pathways, and the arena. This is a fantastic opportunity to enjoy the comfort, space, and lifestyle that make Hillview Estates one of Strathmore's most desirable communities.