



GRASSROOTS
REALTY GROUP

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1233 Hillcrest Manor Estates
Strathmore, Alberta

MLS # A2310512



\$882,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, C		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: n/a

Welcome to luxury living in the prestigious Hillview Manor Estates, where elegance, comfort and breathtaking golf course views come together in this exceptional 5 bedroom estate home. Perfectly positioned backing directly onto the golf course, this stunning residence offers and unparalleled lifestyle.

Step inside to discover a sophisticated open concept design enhanced by timeless neutral tones, expansive living space's and an abundance of natural light. The gourmet inspired kitchen, with walk through pantry, flows seamlessly into the spacious living and dining areas, creating the perfect setting for entertaining and everyday living. The lavish primary retreat features a spa inspired ensuite designed for relaxation and comfort, while 3 other appointed bathrooms serve the home with functionality and style. The upstairs bonus room showcases expansive west facing windows, creating a warm and inviting space, perfect for movie nights or relaxing evening enjoying beautiful sunset views.

The fully developed walkout basement offers additional living space ideal for family gatherings, recreation or guest accommodations. Designed with both elegance and practicality in mind, this home also feature air conditioning, in floor heating in the lower level and in the attached oversized double garage.

Enjoy the surrounding walking/bike paths and the convenience of nearby schools, area, curing rink, swimming pool and hospital, all just a moment away.

This property offers refined living in one of the area's most desirable communities. A rare opportunity to own

a "Gigantelli" built premier estate home.