



**164 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2313623



\$724,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,592 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, No Neighbours Behind, Under		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool table, one TV in basement with 2 wall mounts, two directors' chairs, alarm system, Exterior soffit Gemstone lights, 3 season sunroom at walkout level with infrared heaters x2 (ceiling mounted); standup freezer; furniture negotiable

Beautifully and elegantly upgraded, this professionally decorated bi-level offers the perfect blend of luxury, comfort, and privacy in the highly sought-after community of Hillview Estates. Backing onto open prairie with no neighbors behind, this exceptional property offers stunning views, incredible privacy, and over 2,900 sq. ft. of beautifully developed living space designed for both everyday living and entertaining. From the moment you arrive, the pride of ownership is evident with major exterior upgrades including a new roof, eavestroughs, modern front entry door, and stylish new garage door. The outdoor living spaces are truly spectacular, featuring a raised rear deck with composite decking and elegant glass railing, along with an incredible outdoor entertaining area perfect for relaxing and hosting family and friends. The heated 3-season sunroom allows you to enjoy the peaceful surroundings in comfort for much of the year. Inside, soaring 12-foot vaulted ceilings create a bright and airy atmosphere throughout the main living area. The thoughtfully designed main floor offers 3 spacious bedrooms and 2 full bathrooms, while the beautifully finished lower level adds 2 additional bedrooms and another full bathroom, making this home ideal for large families or guests. The lower level is truly an entertainer's dream — complete with a pool table (included), stylish wet bar, and a cozy movie and games area highlighted by an electric fireplace and stunning full-height stone feature wall. Every detail of this home has been carefully curated to create a warm, upscale, and inviting space you will be proud to call home. A rare opportunity to own a beautifully upgraded executive home in a prime location with unmatched privacy and exceptional indoor and outdoor living spaces.