



**203 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2316926



\$859,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,115 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Lar		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	NA		

Welcome to 203 Hillcrest Boulevard, Strathmore—a rare and exceptional walkout bungalow offering an impressive 4,125.07 sq. ft. of developed living space, backing directly onto a children's park in one of Strathmore's most desirable neighborhoods. Designed with both comfort and accessibility in mind, this spacious home features really HIGH CEILINGS, 7 bedrooms, 4 full bathrooms, and one of the best feature is a convenient ELEVATOR providing easy access between levels. From the moment you arrive, you'll appreciate the charming front porch, mature trees, and beautifully landscaped low-maintenance front and backyard that creates outstanding curb appeal while minimizing upkeep. The bright and inviting main floor showcases expansive living spaces, a dedicated bedroom/home office, and a conveniently located main-floor laundry room. The spacious kitchen is a chef's delight, featuring granite countertops, ample cabinetry, and plenty of workspace for preparing meals and entertaining guests. Large windows throughout the home capture picturesque views of the park behind, allowing you to keep an eye on your kids playing from your oversized deck, living room, or even the comfort of your primary bedroom. The bathrooms are finished with laminated countertops, adding a touch of elegance throughout the home. The massive deck is perfect for entertaining, summer barbecues, and large family gatherings while enjoying the peaceful green space setting. The fully finished walkout basement adds incredible versatility and features heated floors for year-round comfort, additional 3 bedrooms, a den and 2 bathrooms, and a huge media/games room that is ideal for movie nights, entertaining guests, or creating the ultimate recreation space. Additional features include an oversized double attached garage, central air conditioning, a water softener, and a

recently REPLACED ROOF (Feb, 2026), providing significant value and peace of mind for future owners by eliminating a major upcoming expense. This unique property offers the perfect combination of space, functionality, accessibility, and location. Whether you have a growing family, multi-generational living needs, or simply desire a home with room for everyone, this remarkable bungalow delivers it all—backing onto a park, loaded with upgrades, and offering a lifestyle that is truly hard to find. This Bungalow is Conveniently located close to schools, parks, walking paths, shopping, recreation facilities, and all amenities, this exceptional home offers small-town charm with easy access to Calgary. Whether you're a first-time buyer, growing family, or looking for more space, this is a fantastic opportunity to call one of Strathmore's most desirable communities home.