



GRASSROOTS

REALTY GROUP

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**76 Hillview Drive
Strathmore, Alberta**

MLS # A2316947



\$465,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: shed, treadmill

Charming Bungalow in Sought-After Hillview Estates! Nestled across from a beautiful GREENSPACE, this inviting bungalow offers warmth, comfort, and endless potential. Soaring vaulted ceilings and rich HARDWOOD floors create a welcoming atmosphere, while the sun-filled living room features a cozy GAS FIREPLACE as its focal point. The kitchen is being refreshed with elegant QUARTZ countertops and a classic subway tile backsplash, complemented by ample cabinetry, a corner pantry, and a functional eat-up island. The bright and spacious dining area provides direct access to the deck—perfect for entertaining or enjoying your morning coffee. The generous primary suite features a walk-in closet and a 4-piece ensuite. A second well-sized bedroom, another 4-piece bathroom, and convenient main-floor laundry make this home ideal for any stage of life. The partially finished basement offers excellent development potential, with five large windows that bring in plenty of natural light! Completed to Drywall with a bathroom rough-in, and two additional bedrooms just awaiting your finishing touches. Complete with an OVERSIZED double attached garage, newer Gentek COMPOSITE siding, and an unbeatable location, this is a fantastic opportunity to add your personal touches and make it your own. Don't miss your chance to call this gem home!