



**123 Hillview Road  
Strathmore, Alberta**

**MLS # A2317857**



**\$810,000**

<b>Division:</b>	Hillview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Many T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Firepit		

~~ OPEN HOUSE: Saturday, June 20th 12:00 p.m. - 3:00 p.m. ~~. Welcome to this exceptional bungalow in the highly sought-after community of Hillview, proudly offered by its original owners. Boasting over 3,000 sq. ft. of beautifully developed living space, this home combines thoughtful design, quality updates, and an unbeatable location. The bright, open-concept main floor features stunning hardwood flooring, soaring 9-foot ceilings, and an inviting layout perfect for both everyday living and entertaining. The spacious kitchen has been updated with quartz countertops and modern appliances, while the adjacent living and dining areas provide seamless flow throughout the home. A private sitting room or den offers the perfect space for a home office, reading room, or quiet retreat. The primary bedroom is conveniently located on the main level, along with main-floor laundry for added convenience. The fully developed walk-up basement expands your living space with two additional bedrooms, a full 4-piece bathroom, abundant storage, and a welcoming family room anchored by a charming wood-burning fireplace. Two separate furnaces—one dedicated to each level—ensure year-round comfort and efficiency. Situated on a massive 9,000+ sq. ft. lot, this property enjoys a truly spectacular setting backing onto the golf course and walking path. The south-facing backyard is a private oasis, fully surrounded by mature trees that provide exceptional privacy while allowing plenty of natural sunlight. This rare combination of location, lot size, and bungalow living creates an outstanding opportunity in one of Hillview's most desirable settings.