



**219 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2319926



\$599,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Off Street, Ov		
Lot Size:	0.13 Acre		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 dishwashers (one upstairs and one downstairs), 4 bar stools, 2 BBQs, shelving beside washer and dryer, sink in garage, heater in garage, shelving in garage, Dyson vacuum, 4 Bar stools downstairs,

Welcome to Hillview Estates in Strathmore, Alberta, one of the community's most sought-after neighbourhoods, nestled alongside the beautiful Strathmore Golf Club. Surrounded by mature homes and a peaceful setting, this custom-built Rich-Lee Custom Homes, lovingly designed for its original owner, is now ready to welcome a new family. Step inside the spacious, inviting foyer where you'll immediately appreciate the thoughtful layout. With plenty of room to greet guests, a convenient coat closet, direct access to the heated garage, and a grand staircase leading both up and down, this entrance sets the tone for the quality found throughout the home. The main level features a bright, open-concept design with soaring vaulted ceilings and large windows that fill the home with natural light. The welcoming living room centres around a fireplace with mantle, creating the perfect gathering place for family and friends. The adjoining dining area flows seamlessly into the well-appointed kitchen, complete with newer stainless steel appliances, an oversized island with seating, abundant cabinetry, and a convenient corner pantry. The four bar stools are included, making this space truly move-in ready. Step through the patio doors onto the upper deck, where you'll enjoy a gas hookup and included BBQ. Whether you're soaking up the sunshine or looking for shade on warm summer afternoons, the automatic retractable awning provides the perfect outdoor comfort for relaxing or entertaining. Continuing through the main level, you'll find the convenient laundry room with washer, dryer, and shelving. A generously sized second bedroom offers excellent closet space and additional storage over the staircase. The nearby four-piece bathroom is perfect for guests or family. The spacious primary bedroom provides a peaceful retreat. It features a large walk-in closet with shelving and a

beautifully updated three-piece ensuite. The oversized walk-in shower was thoughtfully designed with accessibility in mind, offering comfort and ease for homeowners of any age. The fully developed walkout basement is bright, spacious, and incredibly versatile. It features a secondary kitchenette with cabinetry, countertops, dishwasher, and space for a refrigerator—ideal for extended family, adult children, or multigenerational living. Large walkout windows flood the lower level with natural light. This level also offers another spacious bedroom, a full bathroom, generous under-stair storage, and direct access to the lower patio, complete with its own gas hookup for a second barbecue. Outside, you'll enjoy a beautifully landscaped, fully fenced backyard with lush green grass, underground sprinklers, and plenty of space to relax and entertain. The oversized attached double garage is a dream for any homeowner. Heated for year-round comfort, it features shelving for exceptional storage and a convenient utility sink, making cleanup after projects or outdoor activities a breeze. Simply move in, unpack, and start enjoying!