



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1213 Hillcrest Manor Estates Strathmore, Alberta

MLS # A2323498



\$889,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge in the garage,

Some homes are built to a standard. This one was built to a vision. Custom built by Aquilla Homes in 2013, this fully developed 5-bedroom walkout offers over 3,300 sq. ft. of living space and sits on one of the most desirable lots in Strathmore, backing directly onto the golf course with mature trees, privacy, and unobstructed views. Located in the prestigious community of Hillcrest Manor Estates, this is the kind of property that rarely becomes available. The curb appeal makes an immediate impression with natural stone accents, board-and-batten siding, a covered front porch, and a beautiful wood entry door. Inside, rich hardwood flooring, plantation shutters, and quality craftsmanship are evident throughout. The main floor is designed for both everyday living and entertaining. A private office near the front entrance provides the perfect work-from-home space, while the living room is anchored by a stunning stone fireplace with custom built-in cabinetry. The kitchen features ceiling-height espresso cabinetry, quartz countertops, stainless steel appliances, a built-in oven and microwave, chimney hood fan, stacked stone backsplash, and a large central island. The adjoining dining area opens onto the upper deck with stair access to below and where golf course views become part of your daily routine. The garage entry offers exceptional functionality with a combined mudroom and laundry area, custom cabinetry, walk-through pantry, and direct access to the oversized double attached garage. Upstairs, you'll find one of the most sought-after family layouts available with four bedrooms on the upper level, plus a spacious bonus room. The primary suite is a true retreat featuring a walk-in closet and a beautifully finished ensuite with dual vessel sinks, quartz countertops, a deep soaker tub, and a floor-to-ceiling tiled shower. The fully developed walkout basement is

exceptionally bright thanks to large windows that flood the space with natural light. A spacious recreation and theatre area, dedicated fitness space, fifth bedroom, and full bathroom provide flexibility for growing families, guests, or multigenerational living. Step outside and you'll quickly understand why homes on lots like this rarely become available. The covered lower patio is already roughed in for a future hot tub, while the expansive Trex deck becomes the natural gathering place for family BBQs, summer evenings, and entertaining friends. Surrounded by mature trees, beautifully landscaped grounds, underground sprinklers, and unobstructed golf course views, the backyard offers a level of privacy that is increasingly difficult to find. Additional upgrades include central air conditioning, new roof and siding, plantation shutters throughout, and pride of ownership that is evident at every turn. Built right, maintained right, and backing one of the finest golf course locations in Strathmore. You don't want to miss this opportunity; schedule your showing today.