



**161 Hillcrest Boulevard
Strathmore, Alberta**

MLS # A2324001



\$724,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, N		

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

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to this beautiful fully finished large 2-storey home backing directly onto a playground/greenspace and access to a walking path right next to property, in Hillview Estates. Featuring a sunny south facing fenced landscaped backyard, this property offers the ideal combination of privacy, outdoor enjoyment, tons of sitting space on 2 decks, and convenient access to near by amenities.

Boasting 5 bedroom and 4 bathrooms, this spacious home features a thoughtfully designed open concept layout with plenty of room for growing families. The main floor includes a bright front office, with closet, ideal for working from home, a spacious living room with a cozy gas fireplace, and a beautifully appointed kitchen complete with granite countertops, Stainless steel appliances, large corner pantry and sit up bar perfect for entertaining or helping kids with homework. Upstairs, enjoy a generous bonus room designed for relaxing TV or theatre nights with family, laundry room and 3 bedrooms including a beautiful 5pc ensuite with walk in closet off the large primary bedroom. The fully finished walk-up basement offers additional living space, 2 large bedrooms, another 3pc bathroom that provides excellent flexibility for guests, teens or multi generational living. Additional upgrades and features include air conditioning, enclosed porch at walk out ideal for bike storage, a water softener system with reverse osmosis, newer siding and shingles replaced last fall for added peace of mind.

Conveniently located close to schools, recreation, shopping and transit with a nearby bus stop for students attending the Catholic School located downtown.

location for today's modern family.

This property offers exceptional comfort, functionality and