



GRASSROOTS

REALTY GROUP

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**412 Highland Close
Strathmore, Alberta**

MLS # A2326339



\$570,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: sauna, 2 storage sheds, water filter system (as is)

Welcome to this beautifully maintained walkout bungalow offering over 2,600 sq. ft. of developed living space in one of Strathmore's most established, family-friendly neighbourhoods. Thoughtfully designed with an open-concept layout and an abundance of natural light, this home blends comfort, functionality, and space for every stage of life. Step onto the inviting front porch before entering a bright and welcoming main floor, where vaulted ceilings, hardwood flooring, and large windows create an open and airy atmosphere. At the heart of the home is a spacious kitchen featuring quartz countertops, extensive counter space, a large pantry, and plenty of cabinetry for storage. The adjoining dining area is perfectly positioned with direct access to the large rear deck, complete with a pergola, creating an ideal extension of your living space for summer barbecues, morning coffee, or relaxing evenings overlooking the private backyard. The living room is warm and inviting, offering plenty of space to gather with family while oversized windows fill the home with natural sunlight throughout the day. The main floor also features three generously sized bedrooms and two full bathrooms, making it an excellent layout for families with young children or those looking for convenient single-level living. The spacious primary suite is privately situated and includes a walk-in closet and an ensuite, while two additional bedrooms and a full main bathroom provide comfortable accommodations for family or guests. The fully finished walkout basement adds exceptional versatility with ample room for a future pool table, home gym, games area, and a comfortable family room. While a large fourth bedroom and another full bathroom provide the perfect setup for guests, teenagers, or multi-generational living. The covered walkout patio leads to your own outdoor sauna, while the beautifully landscaped

south-facing backyard is surrounded by mature trees, offering exceptional privacy and sunshine throughout the day. Two storage sheds provide excellent space for tools and seasonal equipment, making the yard as practical as it is beautiful. Completing the home is a heated double attached garage, abundant storage throughout, and an outstanding location close to parks, schools, walking paths, and all the amenities Strathmore has to offer. This is a home that combines thoughtful design, generous living space, and an exceptional outdoor lifestyle—all in one beautiful package.