



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1205 Hillcrest Manor Estates Strathmore, Alberta

MLS # A2328644



\$940,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,709 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ins		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this beautifully crafted 2018-built bungalow backing directly onto the golf course in the desirable community of Strathmore. Offering a perfect blend of modern design, functional living, and scenic views, this home delivers an elevated lifestyle in a quiet, sought-after setting. Step inside to a bright and open main floor where large windows frame stunning views and flood the space with natural light. The living room is anchored by a striking floor-to-ceiling stone fireplace, creating a warm and inviting focal point that can also be enjoyed from the outdoor deck space. The chef-inspired kitchen is equally impressive, featuring quartz countertops, premium stainless steel appliances, a gas cooktop, built-in wall ovens, a spacious island with seating, and a convenient servery/pantry area — ideal for both entertaining and everyday living. The dining area seamlessly connects the space and offers easy access to the outdoor living area, where you can relax and enjoy peaceful golf course views from your covered deck. This home also offers an underground irrigation system that has been well maintained through the life of its ownership! One less thing to worry about when maintaining your backyard sanctuary. The main floor hosts a spacious primary retreat complete with a luxurious 5-piece ensuite featuring dual vanities, a deep soaker tub, glass shower, and a large walk-in closet. A second bedroom, full bathroom, and dedicated laundry room complete this level, along with access to the oversized double attached garage. Downstairs, the fully developed basement expands your living space with a large recreation room, comfortable family area, two additional bedrooms, a full bathroom, and a versatile office; perfect for working from home or accommodating guests. Thoughtful design and quality finishes continue throughout, making this level both functional and

inviting. This home offers 5 bedrooms, 3 full bathrooms with an additional powder room, and a layout that balances open-concept living with private spaces for the whole family. Located in a peaceful area backing onto green space, you'll enjoy both privacy and peacefulness of a smaller town while also having access to an abundance of amenities. Nearby shopping amenities include Strathmore Station and Ranch Market, healthcare services at Strathmore District Health Services, and long-term care options such as AgeCare Sagewood, all just a short drive away. This is a rare opportunity to own a move-in-ready home with premium finishes, a fully developed basement, and unbeatable golf course views.