



GRASSROOTS
REALTY GROUP

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35 Hillcrest Boulevard
Strathmore, Alberta

MLS # A2331065



\$615,000

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,573 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lands		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to 35 Hillcrest Boulevard, a spacious family home offering over 2,500 square feet above grade, a sought-after walkout basement, and one of Hillview's most desirable locations backing directly onto the pond, walking paths, and greenspace. From the moment you arrive, the home's welcoming curb appeal is highlighted by cedar shake accents, peaked rooflines, and a generous front entry. Inside, you'll discover a thoughtful floor plan designed for everyday family living, with multiple gathering spaces and room to grow. Just off the foyer, a spacious main-floor office offers flexibility as a work-from-home space, playroom, home gym, or quiet retreat for guests. Rich hardwood flooring leads into the open-concept kitchen, dining, and living area, where large windows frame peaceful views of the pond and greenspace beyond. A cozy gas fireplace anchors the living room, creating a warm and inviting place to gather, while the kitchen features granite countertops, stainless steel appliances, a walk-in pantry, and generous prep space for both everyday living and entertaining. Step outside onto the upper deck and take in the tranquil backyard setting. Overlooking the pond, mature trees, and walking paths, it's the perfect place to enjoy your morning coffee, host family barbecues, or simply unwind at the end of the day. The main floor is completed by a convenient laundry room with sink and storage, direct access to the attached double garage, and a two-piece powder room. Upstairs, the spacious bonus room with custom built-in cabinetry provides a second family living area, while the 2 bedrooms feature walk-in closets. The primary suite enjoys beautiful pond views and includes a five-piece ensuite with dual sinks, a soaker tub, separate shower, and walk-in closet. The unfinished walkout basement offers an incredible opportunity to create additional

living space tailored to your family's needs while providing direct access to the backyard and pond. Situated on a 5,597-square-foot landscaped lot, this home combines an exceptional location with a functional layout that's ready for its next chapter. With schools, parks, amenities, and pathways just steps away, you'll enjoy one of Strathmore's most established and family-friendly neighbourhoods. Offering outstanding space, an unbeatable backyard setting, and the opportunity to add your own style over time, 35 Hillcrest Boulevard is ready to welcome its next family.