



GRASSROOTS
REALTY GROUP

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123 Hillview Road
Strathmore, Alberta

MLS # A2338442



\$774,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,590 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Many Tr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Firepit		

Discover an exceptional bungalow in Hillview, offered for sale by its original owners. With more than 3,000 sq. ft. of developed living space, this thoughtfully designed home delivers generous proportions, quality updates, and an impressive golf course setting. The bright, open-concept main floor is highlighted by 9-foot ceilings, beautiful hardwood flooring, and a comfortable layout suited to both entertaining and everyday living. The updated kitchen features quartz countertops and modern appliances, flowing seamlessly into the spacious dining and living areas. A separate sitting room or den provides flexible space for a home office, reading room, or private retreat. The main level also includes a well-appointed primary bedroom and convenient laundry facilities. Downstairs, the fully developed walk-up basement offers two additional bedrooms, a 4-piece bathroom, ample storage, and an inviting family room centred around a wood-burning fireplace. Two furnaces—one serving each level—provide efficient, year-round comfort. Set on an expansive 9,000+ sq. ft. lot, the property backs directly onto the Strathmore Golf Course and walking path. The south-facing backyard is surrounded by mature trees, creating a private, sun-filled outdoor oasis. Offering an outstanding combination of space, privacy, location, and bungalow living, this distinctive Hillview property is not to be missed.