



GRASSROOTS
REALTY GROUP

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**63 Hillview Road
Strathmore, Alberta**

MLS # A2344506



\$699,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: FRIDGE, STOVE, BUILT IN DISHWASHER, CEILING FANS, WASHER, DRYER, ALL WINDOW COVERINGS, GARAGE DOOR OPENERS AND REMOTES

BACKING TO THE GOLF COURSE ON AN INCREDIBLE 55' x 165' LOT! This beautiful 2,138 sq. ft. two-storey home offers the space, privacy and layout families are looking for — with three fully developed levels, 4 bedrooms, 3.5 baths and spectacular views from the main living areas and primary bedroom. Welcome to Hillview Estates, where this exceptional property combines an established neighbourhood setting with a backyard that feels like your own private retreat. The fully landscaped lot features mature trees and shrubs, an in-ground sprinkler system and a private rear deck. Step inside and you'll immediately appreciate the grand entry and the bright, open-concept main floor. The kitchen features stainless steel appliances, a corner pantry and a large island with eating bar, all overlooking the dining and living areas. With nine-foot ceilings, hardwood flooring and large windows capturing the backyard and golf course views, this is a space designed for everyday family life. Picture breakfast together around the island, homework at the kitchen table and evenings gathered around the gas fireplace. A versatile front den/flex room provides the perfect spot for a home office, playroom, reading area or homework space. A convenient powder room, main-floor laundry and access to the attached double garage complete the main level. Upstairs, the spacious primary bedroom is a true retreat, with large windows overlooking the south view, a generous walk-in closet and a four-piece ensuite with a separate water closet. Two additional bedrooms and a four-piece bathroom provide comfortable space for the rest of the family. The fully developed lower level is where family fun continues. The large family room includes a dedicated games area and wet bar — ideal for family games nights, movie nights or having friends over. A fourth

bedroom provides flexibility for guests, a teenager, hobbies or a home office. You'll also find excellent storage, a tankless hot water system and high-efficiency furnace, central AC, and water filtration system. Outside, the beautifully landscaped yard provides plenty of room for children and pets to play, while the private deck creates an inviting spot for summer dinners and relaxing evenings overlooking the view to the south of the golf course, but also accessing the bike/pathway perfect for evening walks, learning to ride bicycles, rollerblading and the a chance for casual conversation with the the neighbors as they pass by. Built in 2000 and loved by the original owner, this is the kind of home where you can picture the years ahead — busy mornings, backyard play, family dinners, games downstairs and quiet evenings watching the seasons change. A truly special family home in Hillview Estates, with the lot, views and space that are becoming increasingly difficult to find. The harder it is to replicate the environment, the more valuable it can become. Evaluate what cannot be renovated...The Lot, The Community, The View, The Privacy. Call your agent to view.