



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Hillview Drive
Strathmore, Alberta

MLS # A2345367



\$509,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: shed

Welcome to this beautifully updated Bilevel in the sought after community of Hillview Estates. Close to schools, golf course, businesses, rec center, pool, parks and lots of walking paths. Offering over 2000 sq ft of total development, this bright and well maintained 5 bedroom, 3-bathroom home has so many upgrades. From a newer roof (2025), flooring, paint, washer & dryer, shed, privacy glass on deck, New dishwasher, and the list goes on! Step inside and your welcomed by a spacious and charming foyer. The main floor features a bright open concept with a generous sized living room that flows into the dining area and well-appointed kitchen with quartz counters, island and plenty of cabinets. Completing the main level you will find a 4 pc bathroom and 3 bedrooms including the primary bedroom with walk-in closet and a 4pc ensuite. Oh and no worries about the newer Hunter Douglas blinds..they come with a lifetime warranty. The fully finished basement has sunshine windows to let a lot of light in and not feel like a basement so no worries there! 2 more large bedrooms and a 4pc bathroom along with a laundry area and massive family/rec room makes this home ideal for entertaining, relaxing or maybe space for you teenagers. Step out onto the back deck with privacy or head on down to a great patio space! This backyard is well maintained and feels private with lovely trees. Here you have a shed for extra storage for those yard supplies. If you want to enjoy the south facing sun we have a patio for you right outside the front door! You can enjoy the green space across and yes there is a park close by. For those cold days you will love the heated double car garage! Call your Realtor today and view this home before its gone!