



GRASSROOTS
REALTY GROUP

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**224 Hillvale Crescent
Strathmore, Alberta**

MLS # A2352124

\$425,000

Division:	Hillview Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	979 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Stone, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Track Lighting, Vinyl Windows		

Inclusions: electric fireplace downstairs, extra baseboards for basement.

Welcome to this spacious and well maintained home offering a fantastic combination of comfort , style and functionality. Featuring 4 bedrooms, 3 bathrooms and finished basement, this property has plenty of room for the whole family.

Step inside and appreciate the impressive high ceilings, fresh paint and inviting atmosphere throughout. The kitchen features newly and professionally painted cabinetry, giving the space a fresh modern look. Durable non-slip aggregate flooring in the kitchen and entryway adds both style and practicality. The main level offers large foyer, two generous sized bedrooms, including a primary retreat complete with a beautiful new ensuite, along with an additional full bathroom just off the Livingroom. The finished basement provides even more living space with two additional bedrooms, a 4pc bathroom and spacious family room and a separate office, perfect for working from home, hobbies or accommodating guests. Outside, enjoy a fully fenced yard, complete with low maintenance artificial turf, off the south facing 15'x9'deck, creating a clean and beautiful green space without the upkeep of traditional grass.

Additional highlight include central air-conditioning and a double attached heated garage, providing year-round comfort and convenience.

With its thoughtful updates, functional layout, and approximately 1900'ft of total living space, this home offers exceptional value and is ready for its next owners.