



THE
A-TEAM

**RE/MAX
FIRST**

1137 HILLCREST MANOR Estates, Strathmore T1P 0B9

MLS®#: **A2117011**

Area: **Hillview Estates**

Listing Date: **04/01/24**

List Price: **\$1,249,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$101k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2012**
Lot Information
Lot Sz Ar: **8,712 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,766**
Low Sqft:
Ttl Sqft: **1,766**

DOM

48
Layout
Beds: **3 (1 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,On Golf Course,Pie Shaped Lot
220 Volt Wiring,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized,Tandem,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Natural Gas,See Remarks,Zoned**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,RV Hookup,Storage**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`7" x 9`7"
Dining Room	Main	16`0" x 8`7"
Laundry	Main	8`4" x 7`10"
Office	Main	13`11" x 11`0"
Sunroom/Solarium	Main	15`0" x 9`5"
Bedroom	Basement	13`4" x 17`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	10`4" x 12`11"
Kitchen	Main	16`4" x 15`4"
Living Room	Main	15`8" x 16`10"
Bedroom - Primary	Main	14`0" x 16`4"
4pc Bathroom	Basement	9`3" x 4`11"
Bedroom	Basement	13`4" x 18`0"

Game Room
Furnace/Utility Room

Basement
Basement

31`9" x 21`2"
9`4" x 9`10"

Storage
Workshop
Legal/Tax/Financial

Basement
Basement

11`4" x 7`5"
11`10" x 16`0"

Title:
Fee Simple
Legal Desc:

0715590

Zoning:
R1

Remarks

Pub Rmks:

A stately home, located on a quiet cul-de-sac, backing onto the canal and Strathmore Golf Course. This custom built 1700+ sqft home is especially designed for the executive who appreciates good design and overall function. An open floor plan anchored by a well designed kitchen with rich, hickory cabinetry and all the upgrades you would want! High-end stainless steel appliances, granite counters, tons of built-ins for the utmost organization. The master retreat is found on the main floor, complete with a walk-in closet with custom designed cabinetry. A separate his and her vanities separated by the gorgeous soaker tub, a private lavatory and huge shower complete the ensuite. The main floor also includes an additional bedroom/den, a 4 piece bathroom and main floor laundry. The walkout lower level comes with a large family room area and two more huge bedrooms and 4 piece bathroom. With tons of natural light streaming in through the many windows, you can enjoy your professionally landscaped backyard all year round. Abundant storage throughout the entire home, including the garage. THE GARAGE! This garage is amazing with in-floor heat, oversized, designed to fit an RV (or any other large toy you have). This home is full of special details - triple pane windows, tinted glass, some tempered glass, extra amperage in the garage, special heating using a hydronic system (cooling system is a possibility too), extra concrete inside and exterior, custom lighting and wiring throughout the home, stereo in main rooms and outside and intercoms. Ask your Realtor for the list of upgrades and then make this home yours!

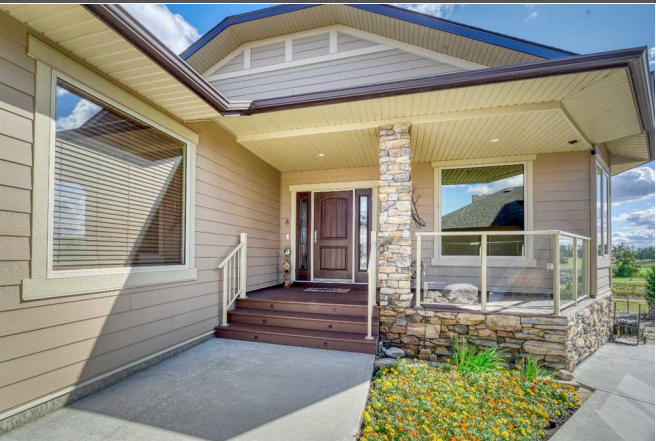
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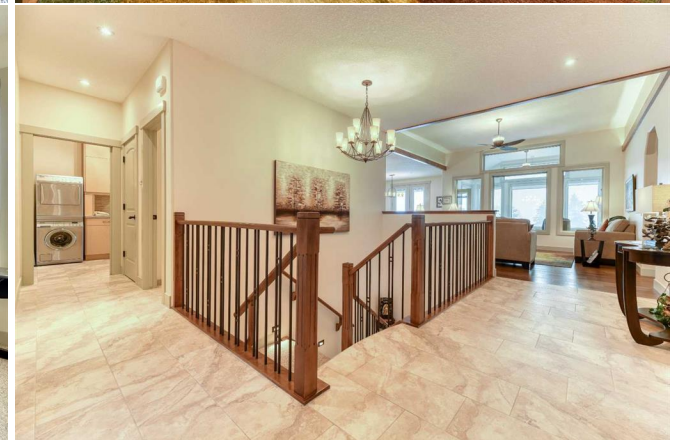
Stove top, hood fan, wall oven, compressor in garage, bike pulleys, Kinetico water softener, greenhouse, surround sound equipment, metal shelves and work bench at south end of garage

Property Listed By:

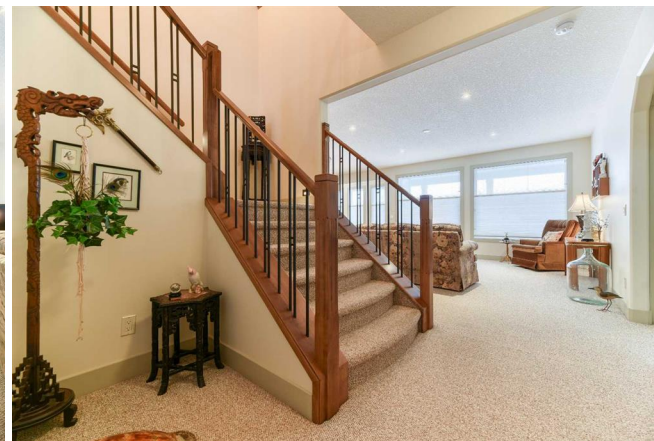
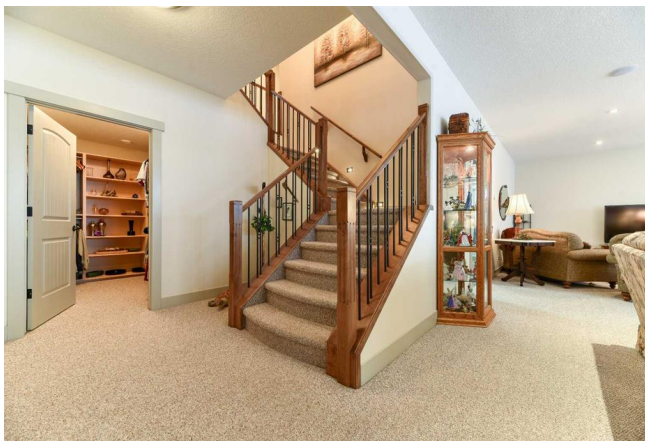
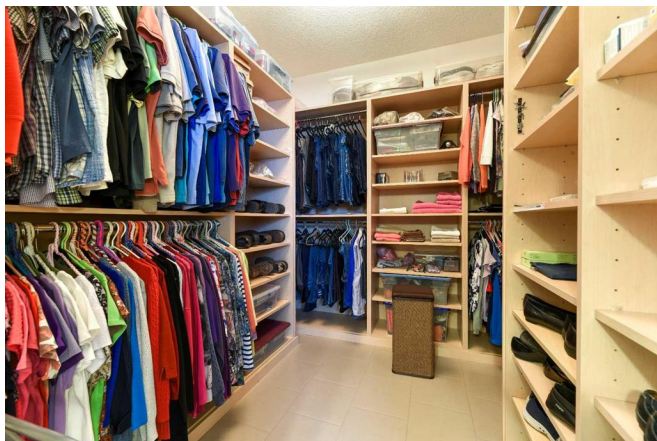
CIR Realty

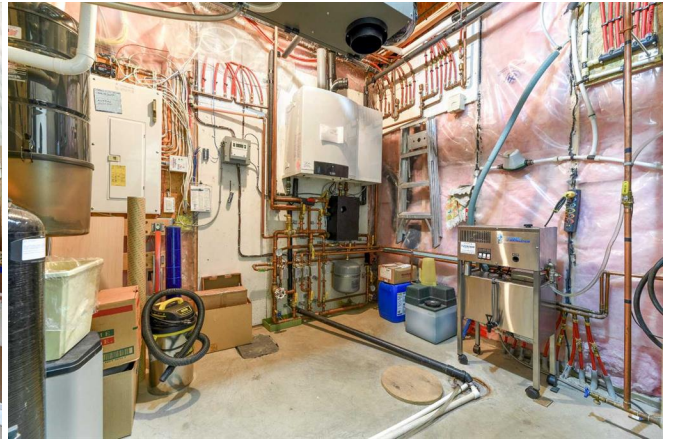
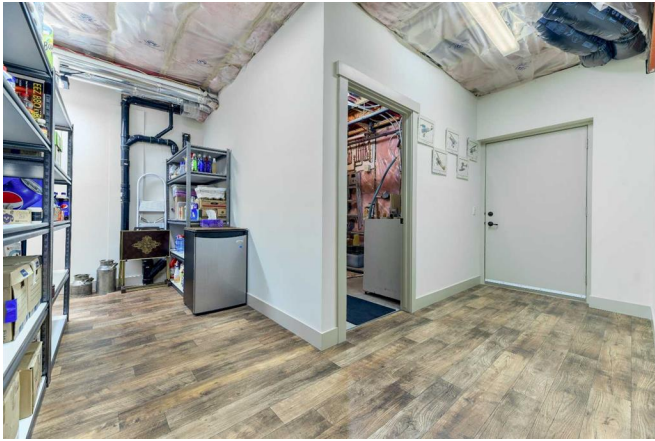
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

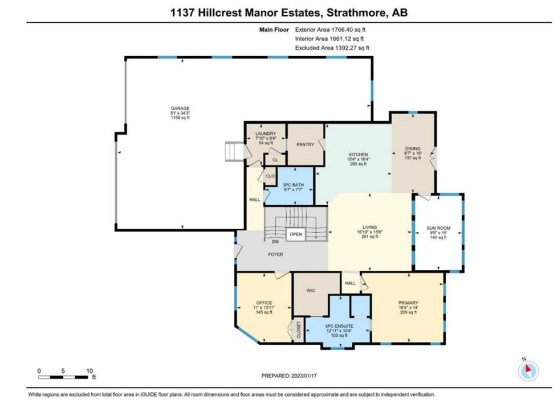
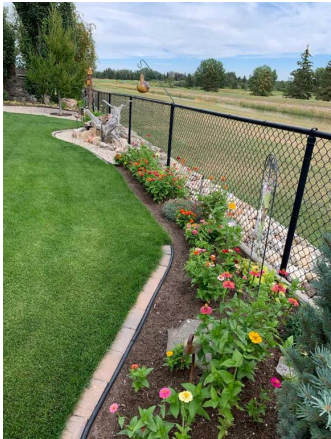
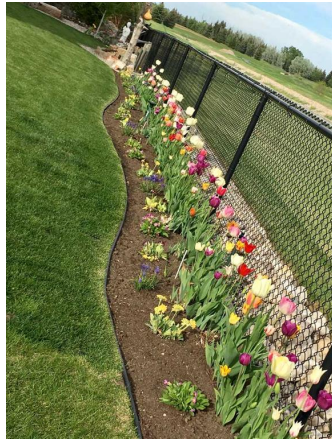












1137 Hillcrest Manor Estates, Strathmore, AB

Basement (Below Grade) Exterior Area 2030.69 sq ft
Interior Area 1917.97 sq ft



PREPARED: 2023/5/17



White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.