

16 HILLCREST Boulevard, Strathmore T1P 1X1

MLS®#: **A2132103** Area: **Hillview Estates** Listing Date: **05/17/24** List Price: **\$895,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Strathmore**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **6,221 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,517**
 Low Sqft:
 Ttl Sqft: **1,517**

DOM

44
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Level,Underground Sprinklers,Rectangular Lot,Treed,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Kitchen Island,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`7" x 12`3"
Dining Room	Main	11`10" x 9`9"
Walk-In Closet	Main	8`0" x 5`11"
Bedroom	Main	11`9" x 10`0"
Foyer	Main	10`6" x 8`7"
Game Room	Lower	37`9" x 22`1"

Room	Level	Dimensions
Living Room	Main	14`10" x 13`4"
Bedroom - Primary	Main	12`2" x 11`11"
5pc Ensuite bath	Main	10`2" x 10`0"
3pc Bathroom	Main	10`0" x 6`0"
Laundry	Main	12`2" x 6`1"
Bedroom	Lower	13`0" x 11`0"

Bedroom
3pc Bathroom

Lower
Lower

12`0" x 8`11"
10`11" x 5`10"

Bedroom

Lower

11`1" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214048

Zoning:
R1

Remarks

Pub Rmks:

This exquisite bungalow presents as new, offering unobstructed countryside views with a majestic mountain backdrop on clear days. The home is in pristine condition, reflecting the meticulous care of its owners. The open-concept main floor features expansive west-facing windows, a spacious great room, and a master suite complete with a luxurious ensuite. Additional rooms include a bright, versatile space suitable for a den, office, or second bedroom, alongside a large mudroom providing access to the heated oversized garage. The kitchen is exceptionally outfitted with custom-built cabinets, stainless steel appliances including a refrigerator, gas stove, dishwasher, and overlooks the serene greenspace. The fully finished lower level boasts heated limestone floors, a large recreation room, and a home theatre area equipped with built-in Bose audio equipment and a plasma TV. This level also includes a sizable bedroom, a flex/art room (potential bedroom with the addition of a closet), and a full bathroom featuring a luxurious limestone shower. The lower level leads out to a beautifully landscaped backyard with an automatic sprinkler system. High-quality materials are used throughout this home.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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











