



THE
A-TEAM

**RE/MAX
FIRST**

8 HILLVIEW Drive, Strathmore T1P 1S6

MLS®#: **A2155334**

Area: **Hillview Estates**

Listing Date: **08/09/24**

List Price: **\$583,000**

Status: **Pending**

County: **Wheatland County**

Change: **-\$12k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2000**

Lot Information

Lot Sz Ar: **5,575 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,984**
Low Sqft:
Ttl Sqft: **1,984**

DOM

40

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Street Lighting,Treed**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard,Storage**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 13`2"
Dining Room	Main	10`10" x 9`9"
2pc Bathroom	Main	5`3" x 4`9"
Bedroom - Primary	Upper	13`9" x 12`6"
Bedroom	Upper	10`10" x 10`9"
4pc Bathroom	Upper	7`0" x 4`10"
Bedroom	Lower	15`4" x 9`5"

Room	Level	Dimensions
Kitchen	Main	14`5" x 10`6"
Den	Main	11`7" x 11`2"
Laundry	Main	7`11" x 7`7"
4pc Ensuite bath	Upper	90`0" x 7`9"
Bedroom	Upper	10`10" x 10`9"
Family Room	Lower	14`8" x 13`6"
Den	Lower	10`9" x 10`6"

4pc Bathroom

Lower

9'7" x 8'9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912960

Zoning:
R1

Remarks

Pub Rmks: **New Price. Step into this two Storey split that truly stands out, boasting a multitude of fresh updates with a more CONTEMPORARY LOOK. You will be captivated by the bright, open space FOYER featuring a high CATHEDRAL CEILING and an impressive STAIRCASE that sets the tone for the rest of the home. On the left, a main floor den offers a SERENE WORKSPACE with double FRENCH DOORS, shuttered windows, and views of both the front and rear gardens. Adjacent to the foyer, is a generous updated laundry that seamlessly connects to a WALK THROUGH PANTRY accessible from the kitchen. The UPDATED kitchen boasts an ARCHED pass-through, NEW TILED BACKSPLASH, NEW QUARTZ COUNTERTOPS, with a PENINSULA ISLAND and STAINLESS STEEL APPLIANCES. GLEAMING HARDWOOD FLOORING graces the main level, including the staircase to the upper floor, complemented by TILED FLOORING in the laundry and kitchen areas. The expansive living room boasts a striking GAS FIREPLACE adorned with a STONE FACADE and a sophisticated MANTLE. Plantation style shuttered windows frame picturesque views of the backyard. The dining room invites you to host unforgettable dinner parties with plenty of space for all your guests. Ascend to the second level, where a stunning circular banister crowns the upper landing, offering a dramatic overlook of the foyer below. The primary bedroom showcases a new neutral palette, a barrel ceiling detail, and a spacious walk-in closet. The EN-SUITE exudes a modern feel with a SOAKER TUB and a separate shower with QUARTZ COUNTERTOP and New TILE SURROUND ACCENTS. NEW VINYL PLANK FLOORING in all the bedrooms. The fully finished lower level also features VINYL PLANK FLOORING through out the lower level. On this level you will find a versatile flex room (den/gym/hobby room), a large family room with a second CORNER FIREPLACE, and a refreshed bathroom with a jetted tub. Love BBQing and summer entertaining? This spacious yard is your dream come true! Whether you're hosting lively gatherings or enjoying peaceful moments, the expansive rear deck is perfect for relaxing with friends, while the lower patio sets the stage for outdoor dining. And for those cozy evenings, gather around the fire pit for roasting marshmallows and s'mores—creating memories that will last a lifetime. All the big-ticket items are already taken care of! There is a Central Vac system. With newer SHINGLES and a hot water tank replaced in 2022, plus a recently installed FURNACE and a NEST SMART HOME SYSTEM, this home is not only move-in ready but offers peace of mind for years to come. Full detailed feature sheet is available for UPDATES. This stunning home is nestled in HILLVIEW ESTATES, a neighborhood which is close to parks, schools, the pool, the rink, the golf course and the rodeo grounds. JUST MOVE IN AND ENJOY this stunning, ready-for-you home! All that's left is for you to unlock the door to your new lifestyle.**

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

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













