

108 HILLCREST Boulevard, Strathmore T1P 0A4

Bedroom

MLS®#:	A2156332	Area:	Hillview Estates	Listing Date:	08/09/24	List Price: \$750,000
Status:	Active	County:	Wheatland County	Change:	None	Association: Fort McMurray



Lower

neral Information	Residential			<u>DOM</u> 40	
p Type:					
о Туре:	Detached			<u>Layout</u>	
//Town:	Strathmore	Finished Floor Ar	ea	Beds:	4 (3 1)
r Built:	2006	Abv Sqft:	1,567	Baths:	3.0 (3 0)
Information		Low Sqft:		Style:	Bungalow
Sz Ar:	6,350 sqft	Ttl Sqft:	1,567		
Shape:				Parking	
				Ttl Park:	6
				Garage Sz:	3
ess:					
Feat:	Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind				
k Foot:	Front Drive Garage Deer Opener Heated Garage Inculated Oversized Triple Garage Attached				

Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached

Lower

0`0" x 0`0"

Roof:	Asphalt Shingle		Construction:				
Heating:	In Floor,Forced Air,Natural Gas		Stucco,Wood Frame	Stucco,Wood Frame			
Sewer:			Flooring:				
Ext Feat:	Private Yard		Carpet, Hardwood, Linoleu	Carpet, Hardwood, Linoleum, Tile Water Source:			
			Water Source:				
			Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Fr			Freezer,Garage Control(s),Microwa	ezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer			
		Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open					
Int Feat:	Breakfast Bar,Built-i	n Features,Closet Organizers,Doubl	e Vanity,French Door,Granite Count	ers,High Ceilings,Kitchen I	Island,No Smoking Home,Open		
Int Feat:	•	n Features,Closet Organizers,Doubl parate Entrance,Soaking Tub,Wet Ba		ers,High Ceilings,Kitchen I	Island,No Smoking Home,Open		
Int Feat: Utilities:	•			ers,High Ceilings,Kitchen I	Island,No Smoking Home,Open		
	•			ers,High Ceilings,Kitchen I	Island,No Smoking Home,Open		
Utilities:	•		ar	ers,High Ceilings,Kitchen I	Island,No Smoking Home,Open		
Utilities:	Floorplan,Pantry,Se	parate Entrance,Soaking Tub,Wet Ba	Room Information				
Utilities: Room Living Room	Floorplan,Pantry,Sep Level	Darate Entrance,Soaking Tub,Wet Ba	Room Information	Level	Dimensions		
Utilities: Room Living Room Dining Room	Floorplan,Pantry,Sep Level Main Main	Dimensions 16`9" x 15`0"	Room Information Room Kitchen	Level Main	Dimensions 13`6" x 10`5"		
	Floorplan,Pantry,Sep Level Main Main	Dimensions 16`9" x 15`0" 12`2" x 10`5"	Room Information Room Kitchen Bedroom - Primary	Level Main Main	Dimensions 13`6" x 10`5" 15`0" x 13`0"		

4pc Bathroom

12`5" x 10`7"

Utilities and Features

Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	Zoning: R1 0514278			
20901 20001	Remarks			
Pub Rmks: Inclusions: Property Listed By:	Nestled on the most sought-after street in Strathmore, AB, this stunning bungalow is the perfect retreat for professional couples, retirees, bungalow lovers, and families with older children. With breathtaking rear views of the majestic rocky mountains and a serene canal, this home offers a blend of elegance and comfort of a large beautifully landscaped lot. Step inside to be greeted by high ceilings and an abundance of natural light pouring in through large windows, creating a warm and inviting atmosphere. The main floor boasts a open plan layout with spacious office that can also be a bedroom, a convenient boot room, and a laundry room, ensuring every detail of daily living is covered. The dark wood cabinetry throughout the home, paired with gleaming hardwood floors, exudes timeless sophistication. The heart of the home is the kitchen and living room, where built-in cabinets frame a beautiful fireplace, and spacious dining area are perfect for unwinding after a long day. With four generous bedrooms and three full bathrooms, there's ample space for everyone. The fully developed walkout basement features in-floor heating, loads of storage, 4th bedroom, 3rd full bathroom, and wet bar adding an extra layer of comfort. A triple attached heated garage provide plenty of space for vehicles and bustle. With a fully serviced hospital, top-notch schools with free busing, and numerous parks and pathways, it's an ideal community for both relaxation and active living. Don't miss your chance to own this exceptional property in one of Strathmore's most desirable locations. RE/MAX Key			

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