



THE A-TEAM

RE/MAX FIRST

75 HILLCREST Boulevard, Strathmore T1P0A4

MLS@#: A2159458 Area: Hillview Estates Listing Date: 08/23/24 List Price: \$614,900
Status: Active County: Wheatland County Change: -\$15k, 11-Sep Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Strathmore Year Built: 2006 Lot Sz Ar: 6,027 sqft Lot Shape:
Finished Floor Area: Abv Sqft: 1,422 Low Sqft: Ttl Sqft: 1,422

DOM: 27 Layout: Beds: 4 (2 2) Baths: 3.0 (3 0) Style: Bungalow
Parking: Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Back Yard,Backs on to Park/Green Space Park Feat: Double Garage Attached,Driveway

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Dog Run,Private Yard Ext Feat:
Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Hardwood,Laminate,Tile Water Source: Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Refrigerator,Washer Int Feat: Built-in Features,Ceiling Fan(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Game Room, etc.

3pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0514278**

Zoning:  
**R1**

Remarks

Pub Rmks: **Stunning property available in sought after neighbourhood in Strathmore! This gorgeous bungalow is beautifully situated on the pathway and pond! Located in Hillview Estates, this fully developed home boasts over 2,600 sq ft of living space, a main floor office, 4 bedrooms, 3 baths, and 2 laundry rooms. The main floor features brand new hardwood flooring, built-in dining hutch, ample of cupboard & counter space, an island, and lots of big widows, and a 2-sided fireplace that adds ambiance. The lower level offers spacious family & rec room, wet bar/ kitchenette, 2 additional bedrooms, 3 pcs bath, 2nd laundry room, and lots of storage space. The double attached garage insulated & heated complete with work bench and cabinets. Additionally, there is a 15 x 39 RV Asphalt parking pad alongside the driveway, loads of room for company. The yard back on to a pond and walking paths and is split between a landscaped lawn and gravel dog run. The back deck is sheltered with a view of the pond and plenty of space to relax. Call your favourite agent today to view!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Rocky View Real Estate**

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









