



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 HILLCREST CAPE , Strathmore T1P 0A4**

MLS®#: **A2160539**

Area: **Hillview Estates**

Listing Date: **08/27/24**

List Price: **\$717,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **5,166 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,402**  
Low Sqft:  
Ttl Sqft: **2,402**

DOM

**22**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **Closet Organizers,French Door,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>49`7" x 45`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>36`5" x 55`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>51`6" x 36`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>31`2" x 39`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`1" x 32`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>20`0" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>65`7" x 46`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>36`5" x 42`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>38`9" x 41`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>45`3" x 64`4"</b>

**4pc Bathroom  
Game Room  
3pc Bathroom**

**Second  
Basement  
Basement**

**33`2" x 18`4"  
94`2" x 82`0"  
25`3" x 18`8"**

**5pc Bathroom  
Bedroom**

**Second  
Basement**

**41`0" x 36`1"  
38`1" x 36`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**514278**

Zoning:  
**R1**

Remarks

Pub Rmks: **Discover the ultimate blend of comfort and tranquility in Hillview Estates. Nestled in a serene cul-de-sac, this home features a walkout basement that opens up to your own peaceful retreat by the pond. Whether you're sipping your morning coffee on the deck or enjoying a sunset stroll by the water, this home is all about embracing the lifestyle you've been dreaming of. Ready to make this your everyday reality?**

Inclusions:  
Property Listed By: **Hot tub  
eXp Realty**

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