



THE
A-TEAM

**RE/MAX
FIRST**

116 HILLVIEW Road, Strathmore T1P 1W2

MLS® #: **A2169677**

Area: **Hillview Estates**

Listing Date: **10/09/24**

List Price: **\$564,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,575 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,497**
Low Sqft:
Ttl Sqft: **1,497**

DOM

43
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard,Rain Gutters,Storage**

Construction: **Stone,Vinyl Siding,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 18`10"	Dining Room	Main	12`9" x 9`7"
Kitchen	Main	13`11" x 13`10"	Game Room	Basement	37`11" x 18`0"
Bedroom	Main	11`11" x 12`11"	Bedroom	Main	10`0" x 10`4"
Bedroom - Primary	Main	13`8" x 14`10"	Bedroom	Basement	11`3" x 15`4"
Bedroom	Basement	11`6" x 15`8"	4pc Bathroom	Main	8`7" x 4`11"

3pc Ensuite bath Laundry Furnace/Utility Room	Main Main Basement	6`7" x 7`10" 7`0" x 6`10" 5`9" x 6`5"	2pc Bathroom Storage	Basement Basement	6`4" x 4`0" 6`1" x 7`0"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R1				
Legal Desc:	0112837				
Remarks					
Pub Rmks:	<p>Welcome to this immaculate five-bedroom bungalow with gorgeous curb appeal and just over 2800 SF of living space in the highly desirable community of Hillview in Strathmore, Alberta. From the moment you step inside, you'll be greeted by soaring vaulted ceilings that create an open and airy atmosphere, while the cozy gas fireplace invites you to settle into the living room and enjoy the expansive windows that fill the home with natural light. As you flow into the kitchen, you'll notice the thoughtful design and modern amenities, including a center island and convenient pantry. This kitchen also boasts a brand-new fridge, a Bosch dishwasher, and offers plenty of counter and cupboard space for meal prep and storage. The open and spacious layout includes a large dining nook, bathed in natural light from the oversized windows, which comfortably seats six or more—perfect for family dinners or entertaining friends. This incredibly well-maintained bungalow also features three spacious bedrooms on the main floor. The primary suite overlooks the peaceful backyard and is large enough for a cozy seating area to unwind. It also offers a convenient 3-piece ensuite with a stand-up shower that flows effortlessly into a walk-in closet. Two additional bedrooms on the main level are generously sized, each with large closets. The main floor is completed with a full 4-piece bathroom and a convenient laundry room, complete with built-in shelving and smart storage solutions for laundry baskets and clothes hangers. The main floor carpeted areas are newer, while the gorgeous flooring was upgraded with luxury stone planks in 2021. Head downstairs to the expansive lower level, where you'll find two additional bedrooms & a 2 pc bathroom. The large media room is ideal for movie nights, while an additional flex space offers endless possibilities, from a home gym to a game or playroom. Outside, the meticulously cared-for backyard is a true retreat, featuring multiple decks for entertaining and relaxing, tall mature trees that provide extra privacy, and a well-kept lawn. The backyard also includes a handy storage shed, with fencing that completes this outdoor sanctuary. Both the front porch and back decks were resurfaced in 2018, ensuring they are in perfect condition for your enjoyment. The double attached garage is equipped with a new garage door opener motor, along with multiple shelves for extra storage. The large driveway easily accommodates additional vehicles, making parking a breeze. Nestled in the picturesque Hillview community, this incredible location offers a vibrant lifestyle surrounded by scenic walking and biking trails, two nearby golf courses, and breathtaking mountain views. Hillview is an ideal community for families of all ages, with proximity to schools, parks, shopping, and numerous amenities. Plus, you're only 45 minutes from Calgary International Airport, making travel easy and convenient. This beautiful home is a true gem in one of Strathmore's best communities.</p>				
Inclusions:	N/A				
Property Listed By:	Real Broker				
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					











