



THE
A-TEAM

**RE/MAX
FIRST**

480 HIGHLAND Close, Strathmore T1P1Z5

MLS®#: **A2185411**

Area: **Hillview Estates**

Listing Date: **01/04/25**

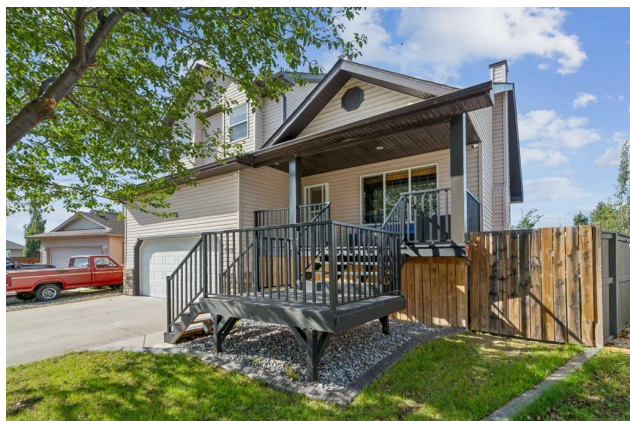
List Price: **\$539,999**

Status: **Active**

County: **Wheatland County**

Change: **-\$5k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,527 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,509**
Low Sqft:
Ttl Sqft: **1,509**

DOM

28
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Interior Lot, No Neighbours Behind, Landscaped, Street Lighting, Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Garden, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
Int Feat: **Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`5" x 10`0"
Living Room	Main	14`5" x 14`0"
Laundry	Main	9`4" x 6`0"
Bedroom	Second	13`7" x 9`8"
2pc Bathroom	Main	6`11" x 3`0"
4pc Bathroom	Second	7`7" x 6`5"

Room	Level	Dimensions
Flex Space	Main	10`9" x 10`6"
Dining Room	Main	12`0" x 10`3"
Bedroom - Primary	Second	13`2" x 12`8"
Bedroom	Second	10`10" x 9`11"
3pc Ensuite bath	Second	6`5" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0513614

Remarks

Pub Rmks:

LOOKING FOR A HOME 30 MINUTES TO CITY OF CALGARY, LARGE YARD, 3 BEDROOMS 2.5 BATHROOM, GARAGE & SHOP FOR UNDER \$540,000?? YOU WON'T FIND MANY IN TODAYS MARKET- FOR PEOPLE WITH A GROWING FAMILY WHO WANT A YARD AND SMALL TOWN LIVING THIS IS IT! Welcome to Hillview Estates, one of Strathmore's most highly sought after communities. This home offers a large meticulously cared for yard ! Large 12x25 SHOP with 220 POWER, it is insulated and heated!! PERFECT for anyone looking for extra space- man cave, hobbyist, tools ! Double attached garage as well! Concrete patio, covered rear deck, gardens and treed! The front has a covered porch! As you enter this home you will be immersed in sunshine and marvel at the VAULTED ceiling! The Living room is so cozy with a natural gas fireplace and mantle for your family photos. This home shows 10/10 - EXCELLENT condition-PRIDE of ownership! The main floor is maintenance free with laminate and vinyl flooring. The kitchen has stainless steel appliances, a large kitchen island and nook overlooking the back yard. A powder room and laundry are also located on main. Upstairs there are 3 large bedrooms, the Primary enjoys a private 3 piece en suite, walk in closet, another 4 piece washroom on the upper floor as well. The basement is awaiting your personal touches! Finish it as you like! This home is located in a quiet, sought after neighborhood close to parks, schools, the pool, the rink, the golf course and the rodeo grounds. This property has so much to offer! Double attached garage, 220 POWER SHOP, Patio, deck, porch, Fireplace, Vaulted ceilings! Priced extremely well!

Inclusions:
Property Listed By:

NA
CIR Realty

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









