



1205 HILLCREST MANOR Estates, Strathmore T1P 0B9

MLS®#: **A2187900** Area: **Hillview Estates** Listing Date: **01/16/25** List Price: **\$975,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Strathmore**
 City/Town: **2018**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **5,732 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,704**
 Low Sqft:
 Ttl Sqft: **1,704**

DOM

16
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Street Lighting,Underground Sprinklers,On Golf Course**

Park Feat:

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`11" x 9`6"
Kitchen With Eating Area	Main	15`1" x 12`3"
Balcony	Main	10`5" x 12`9"
Bedroom - Primary	Main	15`5" x 13`8"
Bedroom	Lower	11`11" x 13`7"
4pc Bathroom	Lower	7`0" x 10`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`5"
Dining Room	Main	14`11" x 11`7"
Living Room	Main	17`5" x 16`4"
5pc Ensuite bath	Main	10`11" x 9`3"
Family Room	Basement	17`3" x 26`11"
Bedroom	Lower	12`8" x 12`11"

Bedroom Lower 10`8" x 10`11" Flex Space Lower 12`6" x 13`10"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R1
Legal Desc: 0715590

Remarks

Pub Rmks: **Welcome to Your Dream Home in Hillcrest Manor Estates! This custom-built, WALK-OUT BUNGALOW backs right onto the peaceful greens of the Strathmore Golf Club, offering you luxury living with unbeatable views. With more than 3,150 sqft of thoughtfully designed finished space, this 5-BED / 3-BATH home strikes the perfect balance of elegance and practicality. The extended driveway and charming exterior, complete with HARDIE BOARD SIDING, stone accents, and landscaped yard (with IRRIGATION system!), make a memorable first impression. Inside, the open-concept main floor is all about clean lines and comfort, with FLAT CEILINGS throughout and custom cabinetry. The living room is anchored by a TWO-SIDED GAS FIREPLACE, perfect for cozy nights inside or entertaining on the covered patio for a relaxing evening while enjoying the views! The kitchen, complete with a gas range and built-in ovens, becomes the heart of every gathering. While the CUSTOM-BUILT PANTRY makes everyday living effortless. And the spacious mudroom and laundry area (yes, it has a sink!) keep everything organized. The primary suite on the main floor is your private retreat with views, featuring a SOAKER TUB, SPACIOUS SHOWER, and a covetable walk-in closet. Downstairs, the WALK-OUT basement has it all—additional bedrooms, a space for MOVIE NIGHTS, a big family room, and access to a covered patio for those warm summer evenings. And let's not forget the oversized, HEATED, and INSULATED GARAGE—it's the ultimate bonus! If you've been searching for a home that blends modern style with functional design, this is it. Don't miss the chance to make this incredible property yours—book your private showing today and see what life in Hillcrest Manor Estates is all about!**

Inclusions: n/a
Property Listed By: eXp Realty

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











