

**83 Hillview Road
Strathmore, Alberta**

MLS # A2202197



\$817,900

Division:	Hillview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this stunning, custom-built home nestled on an expansive lot with breathtaking views of the Strathmore Golf Course. Offering nearly 2,500 sq ft above grade plus a fully developed walk-out basement, this property is the perfect blend of luxury, comfort, and functionality. Inside, you'll be captivated by the soaring full-height vaulted ceilings and wall-to-wall windows that flood the main living space with natural light and showcase incredible views of the backyard and golf course. A gorgeous rock-faced gas fireplace anchors the open-concept living area, while gleaming maple hardwood floors and 9-foot ceilings add warmth and elegance throughout the main level. The chef's kitchen is a true showstopper, featuring custom-built maple cabinetry, a large island with prep sink, a premium gas stove, a new Bosch dishwasher, and a spacious walk-in pantry. Enjoy casual meals in the bright breakfast nook, or step outside to the huge deck complete with a charming gazebo—perfect for entertaining or simply relaxing while overlooking the serene surroundings. Thoughtful touches like main floor laundry (with a handy laundry chute from the second level) and abundant storage space throughout make everyday living a breeze. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with vaulted ceilings, a cozy sitting area overlooking the golf course, a 5-piece ensuite, and a large walk-in closet. The fully finished walk-out basement offers a spacious fourth bedroom, additional living and recreation spaces, and even more storage options. Outside, the beautifully landscaped yard features underground sprinklers and plenty of room to play or garden. Plus...the roof shingles are brand new! This home truly has it all—custom design, incredible location, and exceptional craftsmanship. Don't miss your chance to make it

yours!