

# \$329,000 - 105 Hillview Terrace, Strathmore

MLS® #A2254949

**\$329,000**

3 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.04 Acres

Hillview Estates, Strathmore, Alberta

OPEN HOUSE SUNDAY OCTOBER 26, 1-3PM! HOME SWEET HOME! Bask in maintenance free living in this wonderful two storey townhouse in Hillview Estates backing on to a greenspace in the charming town of Strathmore. As you enter the home you will fall in love with the magnificently modern open concept floor plan showcasing a beautiful open kitchen featuring white farmhouse inspired cabinetry and fully equipped with stainless steel appliances including a gas range. The formal dinning room has ample space for gatherings and is conveniently located next to your own private deck. Heading into the sun-drenched living room you can enjoy the cozy gas fireplace (hidden behind the TV in the photos) on cooler days as you relax. Upstairs has 3 spacious bedrooms including the large master retreat featuring a walk-in closet and "cheater ensuite". The lower level of the home is fully finished with a recreation room/family room, a utility room offering tons of storage space and a large 3-piece bathroom. This unit includes a single garage with room for another vehicle in the driveway, a huge balcony and a backyard that's perfect for pet owners. Conveniently located walking distance to many amenities such as the high School, Kinsmen and Gray Parks, Outdoor Rink, Skatepark, Strathmore Stampede Grounds, shopping, the Recreation Centre, the Strathmore Golf Club, hospital and so much more. You are a short 25 minutes from Calgary city limits! Strathmore is known



for it's quieter and slower pace of living and strong community ties. Don't miss out on this amazing opportunity! Book your private viewing of this GEM today! RECENT UPDATES INCLUDE A NEW roof shingles, siding and eavestrough. PET RESTRICTIONS ALLOW FOR 2 DOGS UP TO 30LB EACH.

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254949      |
| Price          | \$329,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,235         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105 Hillview Terrace |
| Subdivision | Hillview Estates     |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T1P 1X2              |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash                            |
| Parking Spaces | 2                                                       |
| Parking        | Front Drive, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                       |

## Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, French Door, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings                                                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle, See Remarks, Tile                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 35                   |
| Zoning         | R3                   |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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