

\$374,900 - 109 Hillview Terrace, Strathmore

MLS® #A2256396

\$374,900

3 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.05 Acres

Hillview Estates, Strathmore, Alberta

Welcome to Hillview Estates in Strathmore, a comfortable 25 minute commute to the East side of Calgary. While you may still need to travel to the city for work or specialty shopping, arts or culture, Strathmore more has many convenient amenities (with many more on the way) and a strong sense of family community lifestyle. Hillview Terrace is walking distance to schools, shopping and medical care. There are many bike/walking paths through out the town and this complex is just north of an 18 hole golf course with a second 9 hole course just a 3 minute drive to the West. The location of this property is perfect for those wanting a balance between suburban calm and access to amenities. The home itself is well maintained and shows pride of ownership. The seller is the original owner and has enjoyed this space for many years, but it is time to move on. Its time for you to move in! As you step inside you will appreciate the large private entrance. Moving into the main living space you are welcomed by a warm palette of color and an open concept floorplan. The sun in the mornings is a delight! Enjoy the ambiance of the gas fireplace in the living room on cool mornings and evenings. From the dining room you can step out to the deck for some al fresco dining or morning coffee. The kitchen has ample maple cabinetry and all the work zones are in place in this efficient meal prep space. The vinyl plank flooring is a treat and the brick wall adds just that little bit extra interior decor panache! In the upper



level you have 3 spacious bedrooms plus a loft area that works well for a reading nook or alternate play area for the littles. The lower level completes the home with a family/tv room and work out area plus a spa-like bathroom for after your workout. This space works well for overnight or weekend guests as well. In the complex there are units with single garages and double...this one has a double plus room for 2 on the pad. Pets you ask...yes pets are allowed (fish, bird, cat and dog). Ask your Realtor® for the details. Ask your Realtor® to please show you this property! Enjoy your visit!

Built in 2005

Essential Information

MLS® #	A2256396
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109 Hillview Terrace
Subdivision	Hillview Estates
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1X2

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	2
Zoning	R3

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.