

\$549,900 - 269 Hillcrest Road Sw, Airdrie

MLS® #A2256415

\$549,900

3 Bedroom, 4.00 Bathroom, 1,412 sqft
Single Family on 0.10 Acres

Hillcrest, Airdrie, Alberta

This is the ONE youâ€™ve been waiting for in the highly sought-after community of HILLCREST! This beautifully maintained 3 BED, 3.5 BATH home offers nearly 2,000 SQ FT OF DEVELOPED LIVING SPACE and sits on a RARE, OVERSIZED LOT! Step inside to a thoughtfully designed OPEN CONCEPT MAIN FLOOR, featuring a spacious kitchen with a BREAKFAST BAR, STAINLESS STEEL APPLIANCES including a GAS STOVE, and a PANTRYâ€™perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining area and cozy living room, where youâ€™ll enjoy an UNOBSTRUCTED VIEW and direct access to a PRIVATE BALCONYâ€™with NO NEIGHBOURS BEHIND! A convenient HALF BATH completes the main level. Upstairs, the PRIMARY SUITE is your own private retreat, complete with a 4-PIECE ENSUITE and a WALK-IN CLOSET. You'll also find TWO GENEROUSLY SIZED BEDROOMS, UPSTAIRS LAUNDRY, and another FULL 4-PIECE BATHROOM. The WALK-OUT BASEMENT is fully finished and offers a WET BAR, is wired for SURROUND SOUND, and includes a 3-PIECE BATHROOM plus plenty of STORAGE SPACE. Outside, enjoy the incredible OVERSIZED YARDâ€™perfect for kids, pets, or hosting summer BBQsâ€™with a SECOND LARGE DECK, PLENTY OF PRIVACY, and a STORAGE SHED for your outdoor gear. Youâ€™ll love the convenience of the ATTACHED SINGLE GARAGE, and the



unbeatable locationâ€™close to schools, walking paths, a local brewery, shopping, and major routes for easy commuting. Donâ€™t miss out on this oneâ€™itâ€™s a must-see!
(id:6289)

Built in 2017

Essential Information

Listing #	A2256415
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,412
Acres	0.10
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	269 Hillcrest Road Sw
Subdivision	Hillcrest
City	Airdrie
Province	Alberta
Postal Code	T4B4K1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, Closet Organizers, No Smoking Home
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Diamond Realty & Associates LTD.



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