

269 Hillcrest Road SW
Airdrie, Alberta

MLS # A2256415



\$529,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Mounts, Shed, Play Structure, Shelf in Master bedroom closet, Storage in Half Bath

This is the ONE you'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 PANTRY—perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining area and cozy living room, where you'll enjoy an UNOBSTRUCTED VIEW and direct access to a PRIVATE BALCONY—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 YARD—perfect for kids, pets, or hosting summer BBQs—with a SECOND LARGE DECK, PLENTY OF PRIVACY, and a STORAGE SHED for your outdoor gear. You'll love the convenience of the ATTACHED SINGLE GARAGE, and the unbeatable location—close to schools, walking paths, a local brewery, shopping, and major routes for easy commuting. Don't miss out on this one—it's a must-see!