



GRASSROOTS
REALTY GROUP

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308 Hillcrest Drive SW
Airdrie, Alberta

MLS # A2216716



\$799,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating: High Efficiency, Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage

Inclusions: NA

Incredibly upgraded 2 storey in Hillcrest. Great location across from Northcott Prairie Elementary School & backing onto Hillcrest Park walking paths and greenspace. The main floor is wide open and really bright with upgraded & extra recessed lighting, 9 foot ceilings and loads of large oversized windows. This beautiful kitchen will be the focal point of your new home with huge centre island with extra thick granite countertops, dual undermount sinks, extra storage underneath plus a handy breakfast bar perfect for the morning meals with the little ones. There are full height white kitchen cabinets and loads of counterspace. There are upgraded appliances as well~ a gas countertop Frigidaire range with powerful hoodfan, a builtin convection oven & microwave plus a large SS Frigidaire fridge. Through the kitchen to the garage is a massive walk through pantry with windows and loads of shelving. There is a custom built coat locker in the mudroom from the garage~ makes getting the kids ready for school simple. There is an oversized breakfast nook which has a great custom made coffee bar with beautiful granite countertops and a builtin wine rack as well. The living room is wide open to the kitchen and boasts a cool tiled feature with a builtin electric fireplace. The living room has large windows and overlooks the warm west facing backyard. The main also has a formal home office with a custom built two person desk with their own storage cabinets. Upstairs you will love the Primary bedroom~ it is massive with 8 foot ceilings and a large window that looks out to the Park/Greenspace. You will love the huge walkin closet & the luxurious 5 piece ensuite with upgraded tiled floors, dual sinks & vanities, a cozy corner soaker tub, a stand up shower plus a private water closet. A great retreat after a long day! The media/bonus is in the middle of the upstairs~ it is a great space

for family movie nights or play area for the kids. It has two windows, a builtin media centre with its own recessed lights and a couple storage niches. The two spare bedrooms upstairs are both large and have their own walkin closets & they can share a full 4 pce bathroom. The basement is partially finished with a beautiful rec/games room with recessed lighting and plenty of space for your game of choice or entertainment system. Dont miss the cool hidden fort under the stairs just off the rec rm. The kids will love it! The 4th bedroom is finished with a large window & builtin shelving. The rest of the basement could have another full bathroom an room for your crafts room or another bdrm. There are upgraded floors, lights, paint & finishings throughout. Central Air Conditioning has been added. There is a high efficient furnace & an oversized hot water tank. The oversized double attached garage has soaring 13 foot ceilings with storage in the rafters, mounted heater (included) & a handy sink in the corner. The backyard is warm and overlooks the greenspace/walking paths of Hillcrest Park. No direct neighbour