



**GRASSROOTS**  
REALTY GROUP

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**406 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2220478**



**\$519,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All Blinds		

No Condo Fees &ndash; Highly Upgraded &ndash; Semi-Detached Home &ndash; Quite Location - Oversized Front Veranda... You'll be proud to call this stunning home yours in the vibrant community of Hillcrest&mdash;just minutes from schools, shopping, and everyday amenities. As you approach, an oversized covered front verandah welcomes you, perfect for sun-soaked morning coffees on a quiet street. Step inside to a beautifully designed, open-concept main floor featuring 9ft ceilings, stylish lighting, and an easy flow through the spacious living and dining areas. The chef-inspired kitchen is a showstopper with stainless steel appliances, full-height cabinetry, quartz countertops, and a large center island, with direct access to a large rear deck&mdash;ideal for indoor-outdoor living. Large windows flood the entire home with natural light, creating a warm, welcoming atmosphere. Upstairs, the primary suite offers a spa-inspired 4-piece ensuite and a generous walk-in closet, two additional bedrooms offering incredible versatility, upper-floor laundry, and another full bathroom add convenience and comfort. The basement includes a rough-in for future development, and out back, you&rsquo;ll love the poured concrete double parking pad (ready for your double garage), off the paved back lane. Don&rsquo;t miss your chance to make it yours&mdash;book your private viewing today!