



GRASSROOTS
REALTY GROUP

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208 Hillcrest Road SW
Airdrie, Alberta

MLS # A2224218



\$669,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,570 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: NONE

This beautiful two-storey house - a former home of Shane Homes, boasts 2,156.80 sq. ft. of total living space. The property features three bedrooms, 2.5 bathrooms on the upper level, a finished one-bedroom basement illegal suite, double detached garage and is a few steps from a park. The main floor has a spacious and airy living area, connected to an open kitchen equipped with stainless steel appliances, quartz countertops, a kitchen island and ample storage cabinets. The adjacent dining area features a window with a view of the backyard. Access to the backyard is available through the mud room beside the dining area. A conveniently located half bathroom completes the main floor. The upper floor has all three bedrooms and the laundry area. The primary bedroom boasts a large walk-in closet and an en-suite bathroom, filled with natural light coming in through a large window. The second bedroom features a walk-in closet and a built-in bookshelf, the third bedroom has a spacious closet and a window with the outside view. The secondary bedrooms share a nicely appointed full bathroom. The basement suite (illegal) is filled with natural light and features a separate entrance, a huge bedroom, office space, a full bathroom, a separate laundry and the kitchen which is compact, yet well-appointed with modern amenities. This below-grade area is perfect for hosting guests or creating a home office. The expansive backyard, complete with a wooden deck, is ideal for summer evenings and night parties. The backyard leads to the rear entrance of the double detached garage, providing ample parking and storage space. Located in the desirable Hillcrest community of Airdrie, this property offers the perfect blend of comfort, convenience, and community. Hillcrest is a family-friendly neighbourhood with parks, playgrounds, and walking trails. You can get easy access to

shopping, dining and entertainment options, as well as proximity to schools and major transportation routes. With its small-town charm and big-city amenities, Airdrie is an ideal place to call home.