



GRASSROOTS
REALTY GROUP

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281 Hillcrest Road SW
Airdrie, Alberta

MLS # A2231377



\$539,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Living room TV Bracket, Curtain Rods, Alarm system

Welcome to this exceptional semi-detached home located in the sought-after community of Hillcrest in Airdrie. Boasting one of the largest floor plans on the street, this impressive WALKOUT property offers a perfect blend of space, style, and functionality. Total of 2133 sqft of developed living space. Step inside to discover 9-foot ceilings that enhance the open and airy feel of the main level. The well-appointed kitchen features granite countertops, a large central island that's perfect for meal prep and casual dining, a pantry, and stainless steel appliances. The main living and dining areas are bright and spacious, with large windows offering views of the green space. Upstairs, you'll find a spacious primary bedroom retreat featuring a walk-in closet and a beautifully upgraded 5-piece ensuite complete with a soaker tub, walk-in shower, and dual sinks—offering a spa-like experience at home. Two additional generously sized bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. The professionally finished walk-out basement offers incredible versatility—perfect as a cozy entertainment area, guest space, or additional family room. With a separate entrance leading to a covered patio and a fully fenced backyard, it's an ideal spot for hosting gatherings or simply enjoying your own private outdoor space. Located in a family-friendly neighborhood close to parks, green spaces, schools, shopping, and commuter routes—this home is a rare opportunity that checks all the boxes. Don't miss out! Book your showing today and discover why Hillcrest is one of Airdrie's most desirable communities!