



**GRASSROOTS**  
REALTY GROUP

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**81 Hillcrest Square SW**  
**Airdrie, Alberta**

**MLS # A2234689**



**\$499,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Mount

This is the ONE you've been waiting for in the highly sought-after community of Hillcrest! This amazing 3 Bed, 3.5 Bath home offers OVER 2100 SQ FT OF DEVELOPED LIVING SPACE and best of all—NO CONDO FEES! Step inside to a tastefully designed, OPEN CONCEPT MAIN FLOOR featuring a spacious kitchen with a LARGE ISLAND, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a PANTRY, all overlooking the dining area and cozy living room. A convenient HALF BATH completes the main floor. Upstairs, the PRIMARY SUITE is your private retreat, complete with a 4-PIECE ENSUITE that includes a SOAKER TUB, OVERSIZED SHOWER, and a WALK-IN CLOSET. You'll also find TWO MORE GENEROUSLY SIZED BEDROOMS, UPSTAIRS LAUNDRY, and a FULL 4-PIECE BATHROOM. The FINISHED BASEMENT adds great versatility with a LARGE REC ROOM, an additional 4-PIECE BATH, and plenty of STORAGE SPACE. Enjoy the convenience of an ATTACHED SINGLE GARAGE AND DRIVEWAY, plus a PRIVATE BACKYARD with a DECK AND GREEN SPACE—perfect for summer relaxation. All of this in a fantastic location close to major routes, schools, walking paths, a brewery, and shopping. Don't miss out on this one!