

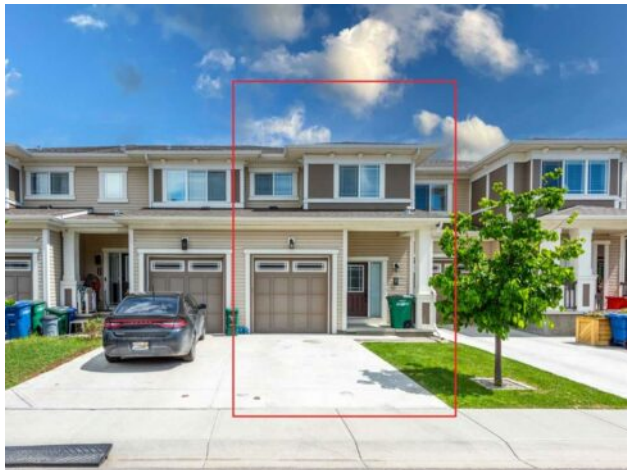


**GRASSROOTS**  
REALTY GROUP

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**341 Hillcrest Square SW**  
**Airdrie, Alberta**

**MLS # A2235670**



**\$499,999**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Unfinished	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Offered at this great price, 341 Hillcrest Square SW is a bright, modern 3-bedroom, 2.5-bathroom townhouse for sale in Airdrie's sought-after Hillcrest community. This 2018-built home offers 1500-plus sq ft of above-grade living space and has been immaculately maintained, having been lightly lived in by an owner who travelled often, so all appliances and contemporary finishes are in like-new condition. Step inside to a bright open-concept main floor layout where a sleek kitchen showcases a large island, crisp white cabinetry, and a corner pantry – perfect for cooking and entertaining. Expansive windows bathe the space in natural light, highlighting the stylish laminate flooring that flows throughout the main level. Upstairs, unwind in the tranquil primary bedroom complete with its own ensuite and walk-in closet, while two additional bedrooms provide space for family, guests, or a home office. You'll also love the convenience of having the laundry room on the upper floor. For even more room, a full unfinished basement offers a blank canvas ready for your personal touch – ideal for adding a rec room, home gym, or extra storage as needed. An attached single garage and fee simple title (meaning no condo fees) add to this property's long-term value and convenience. Outside, a good-sized lot provides low-maintenance outdoor space, and the single attached garage means no more scraping snow off your car in winter. This move-in-ready home is available for immediate possession. Its location is hard to beat – nestled in Hillcrest, you're close to parks, schools, shopping, and walking paths, with quick access to major commuter routes for easy commuting. Whether you're a first-time home buyer, an investor, or a family looking to downsize, this no-condo-fee townhouse in Airdrie presents an exceptional opportunity to own in

the desirable Hillcrest community. Don't wait &ndash; book your showing today and experience the charm of this Hillcrest gem for yourself!