



GRASSROOTS
REALTY GROUP

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273 Hillcrest Road SW
Airdrie, Alberta

MLS # A2236489



\$569,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,566 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Front Drive, Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Sloped Down, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	TV WALL MOUNT, CURTAINS, SLIDING DOOR WARDROBE(BASEMENT), ONE GARDEN HOSE WITH A WALL MOUNT OUTSIDE		

Welcome to the community of Hillcrest at 273 Hillcrest Road SW, Airdrie. This beautiful home offers 3 bedrooms and 3.5 bathrooms. Freshly painted with new vinyl flooring on the main floor, this addition brings a modern and stylish touch throughout. Enjoy outdoor entertaining on the spacious deck, complete with a BBQ gas line—ideal for summer gatherings. The single attached garage and additional parking pad provide convenient parking options. An illegal basement suite is an asset to this property, which is currently rented. This home is just a short walk to nearby playgrounds and schools, making it an ideal choice for growing families. Don't miss out on this fantastic opportunity—Schedule your showing today!