



GRASSROOTS
REALTY GROUP

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166 Hillcrest Circle SW
Airdrie, Alberta

MLS # A2236945



\$644,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Central Vacuum, "glass washer" plumbed in at kitchen sink

OPEN HOUSE SUNDAY JULY 20TH 1-3PM. Welcome home to this well-appointed 2-Storey home in family oriented neighbourhood of Hillcrest! This beautiful property features over 2500 sq. ft. of developed living space, which includes the fully developed basement. The Kitchen boasts an upgraded S/S appliance package, with a built in oven, electric cooktop and over the range microwave. Additionally, the kitchen offers granite countertops, a large centre island, and ample cupboard and counter space. Bringing your groceries in from the garage won't be an issue with the convenience of the walk through pantry to the Kitchen. The living room is spacious, boasts a unique feature wall, corner gas fireplace and is open to the Kitchen and eating area. The eating area is suitable for a large table and overlooks the oversized back deck and yard. The upper floor is sure to please with a sunny bonus room offering a west exposure, a good sized laundry closet with storage, and a 4 pce bathroom. There are 3 bedrooms on the upper floor which are all a good size, with the Primary bedroom located at the top of the stairs which boasts another unique feature wall, a huge 5 piece ensuite with a soaker tub and separate shower and a walk in closet. The basement is fully developed with an additional 4 piece bathroom, large family room and extra storage. The large backyard is landscaped with a pathway to a centrally located fire-pit and is fenced for your enjoyment. If you are looking for the perfect home, in a great location and require a bit more space for your family, then this is the right choice! Located close to shopping, schools, parks and has quick access to the highway for your daily commute. View this one today!