



**GRASSROOTS**  
REALTY GROUP

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**402 Hillcrest Circle SW**  
**Airdrie, Alberta**

**MLS # A2237777**



**\$649,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                  |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 2,146 sq.ft.               | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                   | <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>    | R1-U |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to this 3 Bedroom 2.5 bath home in amazing community of HILLCREST with 9ft ceiling on main floor consists an open floor plan. Main floor completes with open foyer/entrance, living room with fireplace, kitchen, Dining Area and a half bath. Patio door opens up to generous size south backyard. Upstairs you will find master bedroom with 3 windows for lots of natural light, spacious walk-in closet with window and a 5pc en-suite, Separate Laundry room, Huge bonus room (with tray ceiling), another 2 bedrooms and 4pc bathroom. This property is just few minutes of walk to Schools, Parks, Pond, Playground and Shopping and easy access to Hwy2 as well.