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315 Hillcrest Drive SW Airdrie, Alberta

MLS # A2237905



\$499,900

Division: Hillcrest Residential/Five Plus Type: Style: 2 Storey Size: 1,425 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.05 Acre Lot Feat: Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Tre

Heating: Water: Forced Air Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Composite Siding, Stone, Vinyl Siding, Wood Frame R2-T Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

NO CONDO FEES | OVER 2,075 SQ FT OF FINISHED SPACE | 4 BEDROOMS | 4 BATHROOMS | DOUBLE GARAGE | PRIVATE BACKYARD| UPPER LEVEL LAUNDRY | FINISHED BASEMENT | STEPS TO SCHOOL & PATHWAYS | Located in the vibrant community of Hillcrest, this stylish 4-bedroom, 4-bathroom townhouse offers over 2,075 sq ft of thoughtfully designed living space with NO CONDO FEES and a private backyard for added freedom. Freshly painted in a modern palette, the open main floor is warm and welcoming with updated flooring and an abundance of natural light from the front-facing windows. The living room offers a calm space to gather, while the central dining area seamlessly connects to the kitchen for easy entertaining. A centre island with bar seating anchors the kitchen, which also features stainless steel appliances, generous cabinet storage, a pantry and tile backsplash that adds a clean, contemporary touch. A powder room conveniently completes this level. Upstairs, the spacious primary suite is a true retreat with a walk-in closet, a private 3-piece ensuite and large windows that fill the space with natural light. Two additional bedrooms, a full 4-piece bath and upper laundry provide comfort and practicality for growing families. The fully finished basement extends your living space with a large rec room, fourth bedroom with a walk-in closet and a full bathroom making it ideal for guests, teens or multi-use flexibility. Step outside to a private, landscaped yard with a patio perfect for summer barbecues, privately set behind the double detached garage. The front exterior features low-maintenance landscaping and excellent curb appeal with a modern Tudor-inspired architecture. This move-in-ready home is ideally positioned within walking distance to Hillcrest Park, Northcott Prairie School (K–8), and the extensive pathway system that

