

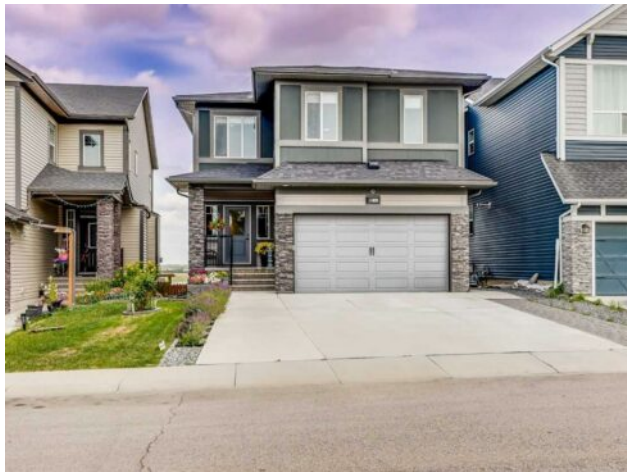


GRASSROOTS
REALTY GROUP

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247 Hillcrest Heights SW
Airdrie, Alberta

MLS # A2241802



\$1,150,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,522 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Second stove in the butler's pantry. Third stove and second washer and dryer in the basement suite

Beautifully appointed & ideally located, this 6-bedroom walkout home with a LEGAL suite, dream garage & premium upgrades delivers upscale comfort, functional design & long-term versatility. Backing onto a scenic pathway leading to Northcott Prairie School & a peaceful pond, this home blends family-friendly convenience with elevated style. Smart lights & switches are installed throughout, with cameras & door sensors on all entry points. Wide plank flooring, curved staircase & railings, bullnose corners, a soft neutral palette & expansive windows create a warm, welcoming atmosphere. The open layout encourages connection, from quiet evenings by the gas fireplace to lively gatherings in the oversized dining area. The modern kitchen inspires culinary creativity with full-height cabinetry, glass backsplash, gas cooktop, built-in wall oven, under-cabinet lighting rough-in & a statement island for casual meals. A walk-through butler's pantry adds efficiency with a second gas stove, prep sink & extra storage. Two spotlight-lit alcoves add stylish display options. Step outside to the full-width upper deck with glass railings, gas & water lines & take in tranquil views. A private den provides a quiet space for work or study. Upstairs, a spacious bonus room invites family downtime, while four large bedrooms ensure room for all. The elegant primary retreat includes a walk-in closet & spa-inspired ensuite with dual sinks, soaker tub & glass shower. A secondary bedroom with private 3-pc ensuite is perfect for guests or teens, while a shared 4-pc bath & upper laundry add daily ease. The finished walkout level adds incredible flexibility with a bright, open-concept legal suite featuring two bedrooms, a full kitchen with gas rough-in, professional metallic epoxy floors, under-cabinet lighting rough-in, separate laundry, 3-pc bath & private entry—ideal for multi-gen living or

long-term guests. Outside, the yard features a covered lower patio with rough-in for a hot tub, both gas & water lines, garden beds & direct access to the pathway network. The charming front porch boosts curb appeal & makes a perfect morning coffee spot. The garage is a standout with gas line for future heater, hexagon LED lighting, pro-grade floor tiles, overhead storage & handy man door. Just a 5-min walk to school & 18-min stroll to shops, with easy access to QEII, CrossIron Mills & Calgary—this is a rare chance to live beautifully in a prime Airdrie location.