



GRASSROOTS
REALTY GROUP

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361 Hillcrest Road SW
Airdrie, Alberta

MLS # A2244521



\$549,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,572 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Private		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Central A/C, all curtain rods, window blinds, wall mount (living room)

FULLY LOADED 3 BEDROOM WALK-OUT HOME! A/C, WATER SOFTENER, PERFECT TURF, ENLARGED DECK W/SUNROOM, HUGE PATIO, UPGRADED APPLIANCES & SO MUCH MORE!Welcome to this beautifully maintained two-storey walkout home, ideally located on a quiet street in the sought-after community of Hillcrest. With 1,576 sq ft of thoughtfully designed living space, this home exudes pride of ownership and is move-in ready. Step inside to a bright, open-concept layout bathed in natural light, thanks to expansive windows and sunny south exposure. The show stopping kitchen features tall cabinetry, granite countertops, a large central island, and upgraded stainless steel appliances (including an air fry oven!), perfect for everyday living and effortless entertaining. Just off of the spacious dining nook, you will find a professionally enclosed and covered sunroom, an ideal space to enjoy meals or unwind while taking in the panoramic views. Convenient exterior stairs provide easy access to the backyard and lower patio. Upstairs, you will find three generous bedrooms, including a stunning primary suite complete with a generous walk-in closet and spa-inspired ensuite featuring a deep soaker tub and tile/glass shower. The upper level laundry room is equipped with brand new Electrolux appliances. Stylish vinyl plank flooring, upgraded lighting, and modern finishes enhance the home's appeal. The walkout basement, with 9-foot ceilings and roughed-in plumbing, is undeveloped and ready for your personal touch. The backyard is truly an oasis, fully fenced and landscaped. Enjoy the low maintenance convenience of professionally installed Perfect Turf. (pet friendly). The enlarged patio area is the perfect space to get away from it all. This home truly checks off every box, ideal location, smart layout, beautiful upgrades, and immaculate

condition. Don’t miss your chance to make Hillcrest your home this summer!