



GRASSROOTS
REALTY GROUP

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577 Hillcrest Road SW
Airdrie, Alberta

MLS # A2245267



\$474,999

Division:	Hillcrest		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street,		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Tv mounts, Shelves (Bedroom), Shelf (Primary bathroom), Deck box, Video doorbell, Electronic deadbolt, Garage control(s)

Welcome to easy living in the Airdrie community of Hillcrest a beautifully finished, move-in ready townhouse with no condo fees and over 2,000 sq. ft. of developed space to enjoy. With your own fenced yard, attached garage, and fully finished walk-out basement this spacious 3-bedroom, 3.5-bath townhouse offers everything you need, with thoughtful design and room to grow. The open concept main floor is bright with a functional layout designed for everyday comfort. The main floor features a well-appointed kitchen with granite countertops, stainless steel appliances, and tons of storage overlooking the dining area that flows out to an east-facing back deck, perfect for morning coffee weekend grilling with a gas BBQ hookup. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, along with two more good-sized bedrooms, a full 4-piece bathroom, and upstairs laundry for added convenience. The fully finished walkout basement offers even more flexible living space, whether you need a home office, playroom, or guest zone with direct access to your fenced yard.. There's also a second laundry area and another full bathroom along with a kitchenette and storage room, making the lower level great for multigenerational living or teens who want their own space. Other perks? The attached garage and driveway offer convenient parking and storage, and you'll love being just steps away from local parks, green spaces, schools, and walking paths. Whether you're out with the kids, walking the dog, or enjoying a quiet evening stroll, Hillcrest offers the kind of community vibe you'll want to be a part of. And with the recent completion of the new 40th Avenue overpass, it makes commutes in and out of Airdrie a breeze. If you've been searching for a stylish, functional home in a well-established Airdrie community, without the

added cost of condo fees, this is the one. Come take a look — it might just be the perfect fit.