



GRASSROOTS
REALTY GROUP

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165 Hillcrest Drive SW
Airdrie, Alberta

MLS # A2247336



\$795,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

Inclusions: refrigerator in suite. Freezers in garage

(OPEN HOUSE Saturday August 16th - 1 to 3:30 pm) Immaculate Home in the Vibrant Community of Hillcrest, in Airdrie. Welcome to 165 Hillcrest Drive, a home that truly has it all — space, style, and an unbeatable location in the young, energetic community of Hillcrest. Lovingly maintained by the original owners, this 2498 sq. ft. (total living space) fully finished home includes a versatile, walkout, one-bedroom illegal suite—perfect for extended family or guests. From the moment you step inside, you’ll appreciate the quality finishes and thoughtful design. The main floor features gorgeous hardwood flooring, a spacious open-concept kitchen with rich granite countertops, a gas oven, and a convenient pantry. The large living room is anchored by a cozy gas fireplace and opens onto a beautiful deck—perfect for morning coffee or evening barbecues. Upstairs, the second floor offers a generous bonus room, upstairs laundry, two well-sized bedrooms, and a large primary retreat with a five-piece ensuite and walk-in closet. Again, this ground level, walkout basement has its own private entrance to a one-bedroom illegal suite with separate laundry, providing flexibility for multi-generational living. Comfort is ensured year-round with central air conditioning, while the heated two-car attached garage makes winters a breeze. (oversized front driveway pad accommodates 3 vehicles) Loads of space in the backyard for kids & the family pets to enjoy. (finally room for your backyard rink this winter) This home is exceptionally close to schools, shopping, parks, restaurants, pub and pathways, with quick access to QE2 Highway for easy commuting to Calgary. This is more than just a home — it’s a lifestyle upgrade for your growing family, with every bonus you could hope for in a property that has been cared for with pride. Get your young

ones registered into Northcott Prairie School or St. Veronica School for this school year. Start the next chapter, for your family, in this exceptional home.