



**GRASSROOTS**  
REALTY GROUP

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**165 Hillcrest Drive SW**  
**Airdrie, Alberta**

**MLS # A2247336**



**\$730,000**

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

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

**Inclusions:** refrigerator in suite. Freezers in garage

\*\*\*\* NEW PRICE from MOTIVATED SELLER'S \*\*\*\* Welcome to 165 Hillcrest Drive SW, Airdrie &mdash; a home that blends family comfort with smart income potential, in one of the Top 5 most desirable communities in Airdrie ( Airdrie CityView -House & Homes ) This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today&rsquo;s families are looking for. The main floor sets the tone with a bright, open kitchen&ndash;dining&ndash;living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a covered deck with gas hookup for your BBQ &mdash; ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. A heated 2 car attached garage for you comfort. Upstairs, you&rsquo;ll find a spacious bonus room &mdash; the perfect retreat for movie nights or a kids&rsquo; hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. But what really sets this home apart is the walkout one-bedroom illegal suite. Thanks to the grade-level entry, big windows, and thoughtful design, it doesn&rsquo;t feel like a basement at all. Complete with its own laundry, fireplace-style wall heater, and permitted plumbing/electrical, this suite is ideal for extended family, young adults craving independence while staying home longer, or as a fully separate rental unit. ( Contractors are charging \$50k to \$75K for basement suite development today ) Whether you use it for long-term tenants or explore short-term rental

options like Airbnb, it's a true income generator that adds incredible flexibility. With extras like a heated garage, High efficiency furnace and hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities — close to schools, parks, pathways, and quick access to Calgary. The perfect family home with a built-in mortgage helper — it doesn't get smarter than this. At this price...this property is ready to take off.