



GRASSROOTS
REALTY GROUP

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501 Hillcrest Road SW
Airdrie, Alberta

MLS # A2247357



\$499,000

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

- NO CONDO FEES - NOT A CONDO - Welcome to easy living in the Airdrie community of Hillcrest, a beautifully finished, move-in ready townhouse. With your own fenced yard, attached garage, and fully finished walk-out basement, this spacious 3-bedroom, 3.5-bath home offers comfort, style, and room to grow. The open concept main floor is bright and inviting, with a functional layout designed for everyday living. The well-appointed kitchen features granite countertops, stainless steel appliances, and plenty of storage, overlooking the dining area that flows seamlessly onto an east-facing back deck, perfect for morning coffee or weekend BBQs. Upstairs, the spacious primary suite boasts a walk-in closet and private ensuite, while two additional bedrooms, a full 4-piece bath, and convenient upstairs laundry complete the level. The fully finished walk-out basement provides even more flexible living space, ideal for a home office, rec room, or guest area. With rough-ins and hookups already in place, it could easily be converted into a full basement suite for multigenerational living or rental potential. The attached garage and driveway offer convenient parking and extra storage, and you're just steps from parks, green spaces, schools, and walking paths. If you've been searching for a stylish, functional home in a well-established community, without the added cost of condo fees, this is the one. Call your favourite Realtor to book a showing!