



GRASSROOTS
REALTY GROUP

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610 Hillcrest Road SW
Airdrie, Alberta

MLS # A2255761



\$525,000

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Low Maintenan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

NO CONDO FEES on this former showhome townhouse in the desirable community of Hillcrest. Fully finished with three bedrooms on the upper level and a developed basement, this home offers plenty of space and comfort. The front landscaping is designed to be low-maintenance, providing the home with a clean appearance and minimal upkeep. Inside, you are welcomed by an open-concept layout with 9-foot ceilings. The front living room features a large window, and the spacious dining area can easily accommodate an oversized table. At the back of the home, the kitchen includes white cabinetry, black granite countertops, an extended island, stainless steel appliances, a pantry, and a window overlooking the landscaped west-facing yard. Upstairs, the primary bedroom offers a walk-in closet and a three-piece ensuite with a shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete this floor. The basement is fully finished with a large 31-foot recreation room, a storage room, and a two-piece bathroom. The backyard is fully fenced and designed for relaxing and entertaining with a lawn and lilac tree, a concrete patio with a gas line for a barbecue, a storage shed, and a gravel area perfect for a dog run. The double detached garage is finished inside and provides secure parking and storage. This great home is within walking distance to Northcott School, close to shopping and dining, and has quick access to 40th Avenue and the QEII.