



**GRASSROOTS**  
REALTY GROUP

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**269 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2256415**



**\$549,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** TV Mounts, Shed, Play Structure, Shelf in Master bedroom closet, Storage in Half Bath

This is the ONE you've been waiting for in the highly sought-after community of HILLCREST! This beautifully maintained 3 BED, 3.5 BATH home offers nearly 2,000 SQ FT OF DEVELOPED LIVING SPACE and sits on a RARE, OVERSIZED LOT! Step inside to a thoughtfully designed OPEN CONCEPT MAIN FLOOR, featuring a spacious kitchen with a BREAKFAST BAR, STAINLESS STEEL APPLIANCES including a GAS STOVE, and a PANTRY—perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining area and cozy living room, where you'll enjoy an UNOBSTRUCTED VIEW and direct access to a PRIVATE BALCONY—with NO NEIGHBOURS BEHIND! A convenient HALF BATH completes the main level. Upstairs, the PRIMARY SUITE is your own private retreat, complete with a 4-PIECE ENSUITE and a WALK-IN CLOSET. You'll also find TWO GENEROUSLY SIZED BEDROOMS, UPSTAIRS LAUNDRY, and another FULL 4-PIECE BATHROOM. The WALK-OUT BASEMENT is fully finished and offers a WET BAR, is wired for SURROUND SOUND, and includes a 3-PIECE BATHROOM plus plenty of STORAGE SPACE. Outside, enjoy the incredible OVERSIZED YARD—perfect for kids, pets, or hosting summer BBQs—with a SECOND LARGE DECK, PLENTY OF PRIVACY, and a STORAGE SHED for your outdoor gear. You'll love the convenience of the ATTACHED SINGLE GARAGE, and the unbeatable location—close to schools, walking paths, a local brewery, shopping, and major routes for easy commuting. Don't miss out on this one—it's a must-see!