



GRASSROOTS
REALTY GROUP

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399 Hillcrest Circle SW
Airdrie, Alberta

MLS # A2256823



\$649,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All blinds, magnetight window inserts in Primary bedroom and ensuite

Immaculately kept and offering nearly 2,700 sq ft of developed living space, this four-bedroom Hillcrest home is designed for families who need both space and comfort. Every detail reflects true pride of ownership, with thoughtful upgrades and a functional layout that works for busy households. The main floor features 9' ceilings, rich hardwood floors, and an open-concept design. The kitchen is a standout, with granite counters, a massive island, stainless steel appliances, a wall pantry, and abundant cabinetry in pristine condition. It flows seamlessly into the dining area and the living room with a stone-faced gas fireplace, creating a warm and inviting hub for family life. A front office, powder room with full vanity, and a mud room with ample storage add extra convenience. Upstairs, a vaulted bonus room anchors the level, alongside two secondary bedrooms, a full bath, a laundry closet, and a large linen closet. The primary suite is a true retreat, offering room for king-sized furniture, a walk-in closet, and a spa-inspired ensuite. This impressive space features dual vanities, a deep jetted soaker tub, and an oversized 10mm glass shower — all finished with timeless tile and designed for relaxation. Unique Magnetite window inserts in the bedroom and ensuite add a special touch, designed to improve energy efficiency and reduce outside noise by up to 70%, according to the Magnetite website. The fully developed basement extends the living space with a family room, fourth bedroom, full bathroom, and a large storage room. Outside, enjoy a landscaped yard, a large rear deck with gas line, a full driveway, and a front-attached double garage. Located in a sought-after family community close to schools, parks, and amenities, this meticulously maintained home is truly move-in ready, offering all the space today's families need. Book your showing today!

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