



GRASSROOTS
REALTY GROUP

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224 Hillcrest Road SW
Airdrie, Alberta

MLS # A2258593



\$595,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

Introducing this MAGNIFICENT lane home located in the highly desirable community of Hillcrest in Airdrie. This exceptional property offers a spacious and well-appointed living space, perfect for those seeking comfort and convenience. The kitchen is a true centerpiece, featuring an island with QUARTZ COUNTERTOPS, ADDITIONAL KITCHEN LIGHTING, 42" UPPER CABINETS, a built in microwave, STAINLESS STEEL appliances, and plenty of pan drawers. Spanning over 1450 sq ft above grade and over 2,000 sq ft of developed living space; this home boasts an excellent open concept floor plan on the main floor, which includes a generous kitchen, island, a sizable living room, nook, and a conveniently located half bath. The upper floor features three spacious bedrooms and 2.5 baths, each offering ample space for relaxation and privacy—ideal for families or hosting guests. The primary bedroom is a true retreat, complete with a HUGE WALK-IN CLOSET and EN-SUITE bathroom for your convenience. Step into the backyard and discover a tranquil oasis meticulously designed for relaxation and entertainment. The charming front porch is perfect for your evening unwind, while the back deck provides an inviting space for summer barbecues or simply enjoying the outdoors. Parking will never be an issue with a dedicated DOUBLE CAR GARAGE, offering convenience and protection during the winter months and lots of street parking. Situated in a desirable neighborhood, this home is close to a wide range of amenities, including SCHOOLS, PARKS, WALK PATH, SHOPPING CENTERS, making everyday errands and outings effortless. Take advantage of the nearby recreational opportunities and immerse yourself in this wonderful family-oriented community. Whether you're looking for a savvy investment or the perfect family home, this

property is truly a rare find. The FULLY DEVELOPED ILLEGAL BASEMENT offers more potential for this versatile home. From short term AIRBNB rentals to Long term Rentals or just extra family space. Don't miss out on this fantastic