



**GRASSROOTS**  
REALTY GROUP

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**22 Hillcrest Street SW**  
**Airdrie, Alberta**

**MLS # A2259056**



**\$649,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,993 sq.ft.                     | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-U

**Utilities:** -

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Hood fan

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home in the heart of Airdrie, offering comfort, space, and style for the modern family. From the moment you arrive, you'll appreciate the curb appeal and thoughtful layout that makes daily life feel effortless. The main floor welcomes you with warm hardwood floors, 9-foot ceilings, and an open-concept layout filled with natural light. At the heart of the home is a stunning kitchen featuring granite countertops, stainless steel appliances, under-cabinet lighting, and plenty of storage. The large island offers breakfast bar seating and is framed by stylish pendant lighting. There's also a coffee bar, built-in wine storage, and a bookshelf to keep things both functional and inviting. Just off the kitchen, the spacious living room features a stone-wrapped gas fireplace with a wood mantle, while the dining area opens directly to your private backyard. It's the perfect setup for casual family dinners or summer get-togethers. A dedicated office space on this level makes working from home easy, and a mudroom offers direct access to the insulated garage, which has been prepped for in-floor heating. A 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers a quiet escape with its walk-in closet and spa like 3-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room provide plenty of space for the whole family. The bonus room is a standout with soaring vaulted ceilings, its own bathroom, and a wet bar. It's perfect for movie nights, games, or guests. Out back, enjoy a thoughtfully landscaped yard with a stamped concrete patio, a deck, upper garden beds, grassy play area, and two storage sheds; plus the added bonus of a hot/cold tap for extra convenience. Living in Hillcrest means being close to everything. Walk the nearby

paths, explore local parks and playgrounds, or enjoy a quick drive to Coopers Town Promenade for shopping, dining, and services. With schools and Chinook Winds Park nearby, this location truly has something for everyone. This is a fantastic opportunity to own a move-in-ready home in a welcoming community. Come see all that 22 Hillcrest Street has to offer and book your private showing today!