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## 157 Hillcrest Square SW Airdrie, Alberta

MLS # A2259294



\$489,900

Division: Hillcrest Type: Residential/Five Plus Style: 2 Storey Size: 1,503 sq.ft. Age: 2017 (8 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Driveway, Single Garage Attached Lot Size: 0.04 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R2-T Foundation: **Poured Concrete Utilities:** 

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shelves in garage are negotiable

Welcome to 157 Hillcrest Square SW - a bright and modern 3-bedroom, 3.5-bathroom townhome featuring a fully finished walk-out basement, a private fenced southwest-facing backyard, and best of all, no condo fees! With nearly 2,000 sq. ft. of developed living space and a single attached garage, this property offers incredible value for first-time buyers, families, or downsizers looking for comfort and convenience in a fantastic neighbourhood. From the moment you step inside, you'll appreciate the thoughtful design and open layout. The kitchen is stylish and functional with stainless steel appliances, quartz countertops, a central island with stool seating, and a generous walk-in pantry. The adjoining dining and living rooms are flooded with natural light and provide direct access to a sunny balcony - a perfect spot for BBQs or an evening glass of wine. A tucked-away 2-piece bathroom completes the main floor. Upstairs, you'll find three spacious bedrooms. The primary suite features a large walk-in closet and a spa-like ensuite with walk-in shower and oversized vanity offering excellent storage. Bedrooms two and three are bright, well-proportioned, and share a 4-piece bathroom with yet another large vanity and plenty of storage. Convenient upstairs laundry completes this level, adding to the home's smart functionality. The walk-out basement expands your living space with a large and sunny recreation room - perfect for family movie nights, kids' play space, or game-day gatherings. Sliding glass doors open directly onto your private backyard, which is fenced and offers gated access to a walking path and natural green space. A 3-piece bathroom, mechanical room, and an impressive 150 sq. ft. storage room complete this level. Located in the sought-after Hillcrest community, this home offers unbeatable convenience. Parks, schools, shopping, and green