



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**262 Hillcrest Circle SW**  
**Airdrie, Alberta**

**MLS # A2261914**



**\$679,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

**\*\* OPEN HOUSE SATURDAY AND SUNDAY, OCTOBER 4 AND 5TH, FROM 2 PM TO 4 PM\*\***A UNIQUE GEM! Welcome to luxury living in the heart of Hillcrest, one of Airdrie's most sought-after communities. As you step into this stunning 3-bedroom home, you are greeted by a grand foyer that opens onto a breathtaking open-concept main floor. The kitchen is a chef's dream! Designed to impress with elegant cabinetry, granite countertops, designer lighting, and premium appliances, including a built-in microwave and gas stove, all accented by a huge island with an eating bar. The ultimate culinary space for family bonding or stylish hosting. It effortlessly transitions into an open-concept layout that extends to the generous dining and living spaces, perfect for entertaining. Throughout the main floor, engineered hardwood flooring enhances the sense of flow and style. The dining room and living room feature huge windows, allowing for loads of natural light and a 9-foot ceiling throughout the main floor. The rear living room features a stacked stone-finished gas fireplace with a classic mantle, while the adjoining dining area boasts a patio door that opens to the sunny, south-facing backyard. Enjoy the low-maintenance backyard oasis featuring a custom concrete patio and lush artificial grass, both in front and back of the home &ndash; perfect for relaxing or entertaining. A smart walk-around layout connects seamlessly to the mudroom, convenient half bath, and attached garage. Upstairs, you will find a spacious bonus room with a vaulted ceiling and a wet bar, ideal for a media lounge or children's retreat. Three bedrooms, with the primary bedroom having a walk-in closet and a lavish spa-like five-piece ensuite bathroom. The laundry is conveniently located on the upper level, just beside the bedrooms. The unfinished basement comes with standard windows,

complemented by roughed-in plumbing, and presents endless opportunities for your personalized touches. The home also offers additional upgrades, including central air conditioning and a water softener. This smoke-free, pet-free move-in-ready home is situated just steps away from great schools, scenic walking pathways, shopping centers, restaurants, and playgrounds, offering the perfect balance of community, comfort, and accessibility. With quick access to Deerfoot Trail, CrossIron Mills, Amazon shipping depot, and The Airport. &nbsp;You&rsquo;ll be well-connected to go anywhere you want to explore. Schedule your viewing today! &nbsp; &nbsp; &nbsp;