



**GRASSROOTS**  
REALTY GROUP

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**165 Hillcrest Drive SW**  
**Airdrie, Alberta**

**MLS # A2263915**



**\$669,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

**Inclusions:** second washer and dryer in basement

\*\*\*\*\* NEW PRICE ADJUSTMENT \*\*\*\*\* Great opportunity. Welcome to 165 Hillcrest Drive SW, Airdrie &mdash; This spectacular home is in a very central location, mere steps from parks, pathways, schools & more. A home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie. This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today's families are looking for. The main floor sets the tone with a bright, open kitchen&ndash;dining&ndash;living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a partially covered deck, with gas hookup for your BBQ &mdash; ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. The heated 2 car attached garage adds security, comfort and convenience. Upstairs, you'll find a spacious bonus room &mdash; the perfect retreat for movie nights or a kids's hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. Make your way downstairs to the finished basement ( with permits ) that boasts your 1 bedroom, Illegal Suite with a 4 pc bath, living room area, separate laundry and the "walk out to grade" entry. Basement is Tenant occupied, generating income and can easily be rented for \$1,500 to help offset your mortgage. Another option is as an "AIRBnB", or home for your Adult children or Aging parent, this feature can help your finances and your

Soul. With extras like a High efficiency furnace high "e" hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities — close to schools, parks, pathways, and quick access to Calgary. The perfect family 4 bedroom home . Live in classy comfort and generate income.