



GRASSROOTS
REALTY GROUP

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209 Hillcrest Square SW
Airdrie, Alberta

MLS # A2266017



\$519,888

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,557 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: n/a

Welcome home to this beautifully maintained townhome offering the perfect blend of comfort and convenience — and best of all, NO CONDO FEES! The main floor features an open-concept design with hardwood flooring and large windows that fill the space with natural light unobstructed beautiful views no neighbors behind you. The spacious kitchen boasts a center island, pantry, and plenty of cabinetry, and opens seamlessly to the dining area and living room — perfect for family gatherings or entertaining. Step outside to the deck off the eating area and enjoy your morning coffee or evening sunsets. Upstairs, you'll find three generous bedrooms, including the primary suite with its own private ensuite and great closet space, upstairs laundry. The fully developed walkout basement offers even more living space with a large recreation room and additional room, ideal for guests, teens, or a home office. Total 3 bedrooms and a den (office), 3.5 bath rooms, Complete with a single attached garage and located close to schools, shopping, parks, and all amenities, this home delivers incredible value and a low-maintenance lifestyle in a fantastic location.