



**GRASSROOTS**  
REALTY GROUP

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**1096 Hillcrest Lane SW**  
**Airdrie, Alberta**

**MLS # A2267933**



**\$634,999**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Brick, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Metal shelf in powder room		

Welcome to your freshly updated home in the desirable community of Hillcrest, Airdrie! This beautiful two-storey detached home with a double front-attached garage has been thoughtfully refreshed from top to bottom. Step inside to a spacious foyer that opens into a bright, open-concept main floor featuring brand-new vinyl plank flooring, a generous living and dining area, and a modern kitchen with freshly painted cabinets, a walk-through pantry, and easy access to the deck and lower stone patio, perfect for outdoor entertaining. A convenient powder room completes the main level. Upstairs, you'll find a large bonus room ideal for family movie nights, upper-floor laundry, and three comfortable bedrooms including a king-sized primary retreat with a luxurious 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, water closet and a dedicated vanity with mirror, perfect for getting ready in style. A spacious walk-in closet completes this relaxing space. The home also features brand-new carpet and fresh paint throughout, offering a truly move-in-ready feel. The unspoiled lower level offers plenty of room for your future development ideas and includes a rough-in for a bathroom, giving you the perfect opportunity to create additional living space tailored to your needs. Located in sought-after Hillcrest, this home is close to schools, parks, playgrounds, walking paths, and shopping at Coopers Town Promenade. Commuting is a breeze with easy access to 8th Street and Highway 2, while nearby amenities, dining, and recreation make this the perfect spot for growing families and busy professionals alike. Fresh, modern, and full of natural light, this Hillcrest gem is ready to welcome you home!