



GRASSROOTS
REALTY GROUP

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402 Hillcrest Circle SW
Airdrie, Alberta

MLS # A2273718



\$649,999

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,159 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NONE

FRONT ATTACHED GARAGE | 2,000sqft + | BONUS ROOM | SOUTH FACING BACKYARD | 3 BEDROOM + 2.5 BATHROOM |
Welcome to this inviting and thoughtfully designed 3 bedroom, 2.5 bathroom home located in the highly sought-after community of Hillcrest. From the moment you step inside this 2,000+sqft home, you're welcomed by a bright foyer that opens into a spacious main level featuring 9 ft ceilings, creating an airy and comfortable atmosphere throughout. The open-concept layout includes a warm and inviting living room highlighted by a cozy fireplace, a well-planned kitchen with plenty of cabinetry and counter space, and a generous dining area perfect for family meals or hosting guests. Large patio doors provide an easy transition to the sunny south-facing backyard, offering an ideal space for summer barbecues, relaxation, or play. Upstairs, the thoughtfully designed layout continues with a beautiful primary suite featuring three large windows that fill the room with natural light, a spacious walk-in closet with its own window, and a well-appointed 5-piece ensuite complete with a soaker tub, separate shower, dual sinks, and a private water closet. The upper floor also includes a convenient laundry room, a large bonus room with an elegant tray ceiling that's perfect for movie nights or a home office, two additional comfortable bedrooms, and a full 4-piece bathroom. Perfectly situated within walking distance to schools, parks, pathways, playgrounds, and the community pond, this home offers both convenience and a family-friendly lifestyle. Shopping, dining, and everyday amenities are just minutes away, and with quick access to Highway 2, commuting is easy. This Hillcrest home combines comfort, functionality, and a fantastic location—an excellent choice for families and professionals seeking a well-rounded home in a

vibrant community.