



GRASSROOTS
REALTY GROUP

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3 Hillcrest Close E Airdrie, Alberta

MLS # A2274350



\$598,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 3 Hillcrest Close SW — a beautifully maintained, modern bungalow on a desirable corner lot in Airdrie's Hillcrest community. This home shows like new, offering bright open-concept living, stylish finishes, and incredible versatility with a fully developed lower level featuring a 2-bedroom illegal suite with a private side entrance. Step inside to soaring vaulted ceilings, abundant natural light, and a seamless layout perfect for both everyday living and entertaining. The main floor features a spacious living area with large windows, warm flooring, and a custom built-in media niche. The kitchen is crisp and modern, equipped with white cabinetry, quartz countertops, stainless steel appliances, a gas range, a large island with seating, and a walk-in pantry with frosted glass doors. The main level includes two generous bedrooms and a full bath, making the layout ideal for families, downsizers, or those seeking single-level living. The lower level (illegal suite) offers exceptional flexibility — whether used as a mortgage helper, multi-generational space, or private guest quarters. With two additional bedrooms, a full kitchen area, living space, and its own entrance, this setup adds tremendous value and potential. Outside, enjoy the benefits of a corner lot: more privacy, additional parking options, extra sunlight, and a greater sense of space. A detached garage and fenced yard complete the property, offering convenience and functionality year-round. This is an impressive, move-in ready home with income potential, modern style, and a fantastic location close to schools, parks, shopping, and commuter routes. A must-see opportunity in Airdrie's sought-after southwest corridor.