



**GRASSROOTS**  
REALTY GROUP

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**195 Hillcrest Circle SW**  
**Airdrie, Alberta**

**MLS # A2275025**



**\$614,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Pantry, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-U
<b>Utilities:</b>	-

**Inclusions:** Back Deck Canopy

\*\*\*Hello Gorgeous\*\*\*!! Say hello to your family's next chapter at 195 Hillcrest Circle SW — where space, style, and sunsets come together in Airdrie's beloved Hillcrest. This executive TRICO-built 3 bed, 2.5 bath home offers nearly 2,000 sq ft of comfort, function, and thoughtful design. The heart of the home is a chef-worthy kitchen with rich cabinetry, granite counters, a central island with pendant lighting, and a breezeway walk-through pantry connecting to the mudroom and oversized garage (bring your truck — it'll fit!). The open layout flows effortlessly into the bright dining area and cozy living room with a stone fireplace and west-facing windows that bathe the space in sunset colors. Step out onto the large deck, host a BBQ, and unwind around the firepit in your fully fenced backyard. Upstairs, enjoy a vaulted bonus room, upper laundry, two additional bedrooms, and a serene primary suite with pond views and a spa-style ensuite. The unfinished basement offers space to grow. Just minutes to 3 schools, Coopers Town Promenade, parks, and miles of scenic paths for biking, stroller walks, or adventures with your furry friends — this is where your next great story begins.