



**195 Hillcrest Circle SW
Airdrie, Alberta**

MLS # A2275025



\$614,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Soaking Tub		
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.