



**247 Hillcrest Heights SW
Airdrie, Alberta**

MLS # A2275482



\$1,150,000

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|------------------|---|---------------|------------------|
| Division: | Hillcrest | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,522 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn | | |

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|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Second stove in the butler's pantry. Third stove and second washer and dryer in the basement suite

Beautifully appointed & ideally located, this 6-bedroom walkout home with a LEGAL suite, dream garage & premium upgrades delivers upscale comfort, functional design & long-term versatility. Backing onto a scenic pathway leading to Northcott Prairie School & a peaceful pond, this home blends family-friendly convenience with elevated style. Smart lights & switches are installed throughout, with cameras & door sensors on all entry points. Wide plank flooring, curved staircase & railings, bullnose corners, a soft neutral palette & expansive windows create a warm, welcoming atmosphere. The open layout encourages connection, from quiet evenings by the gas fireplace to lively gatherings in the oversized dining area. The modern kitchen inspires culinary creativity with full-height cabinetry, glass backsplash, gas cooktop, built-in wall oven, under-cabinet lighting rough-in & a statement island for casual meals. A walk-through butler's pantry adds efficiency with a second gas stove, prep sink & extra storage. Two spotlight-lit alcoves add stylish display options. Step outside to the full-width upper deck with glass railings, gas & water lines & take in tranquil views. A private den provides a quiet space for work or study. Upstairs, a spacious bonus room invites family downtime, while four large bedrooms ensure room for all. The elegant primary retreat includes a walk-in closet & spa-inspired ensuite with dual sinks, soaker tub & glass shower. A secondary bedroom with private 3-pc ensuite is perfect for guests or teens, while a shared 4-pc bath & upper laundry add daily ease. The finished walkout level adds incredible flexibility with a bright, open-concept legal suite featuring two bedrooms, a full kitchen with gas rough-in, professional metallic epoxy floors, under-cabinet lighting rough-in, separate laundry, 3-pc bath & private entry—ideal for multi-gen living or

long-term guests. Outside, the yard features a covered lower patio with rough-in for a hot tub, both gas & water lines, garden beds & direct access to the pathway network. The charming front porch boosts curb appeal & makes a perfect morning coffee spot. The garage is a standout with gas line for future heater, hexagon LED lighting, pro-grade floor tiles, overhead storage & handy man door. Just a 5-min walk to school & 18-min stroll to shops, with easy access to QEII, CrossIron Mills & Calgary—this is a rare chance to live beautifully in a prime Airdrie location.