



**GRASSROOTS**  
REALTY GROUP

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**221 Hillcrest Gardens SW**  
**Airdrie, Alberta**

**MLS # A2277504**



**\$399,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Hillcrest              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse              |               |                  |
| <b>Size:</b>     | 1,447 sq.ft.           | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                                                                                    |                   |       |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                                                                         | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None                                                                                               | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                           | <b>Zoning:</b>    | R-BTB |
| <b>Foundation:</b> | None                                                                                               | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |       |

**Inclusions:** NA

OPEN HOUSE 1-3 SATURDAY , JANUARY 10, 2026! NO CONDO FEES! This END UNIT townhome is in immaculate condition and ready to welcome its new owner. With over 1,447 square feet of exceptionally designed living space, this plan features dual primary bedroom suites with two and one half bathrooms. This AIR-CONDITIONED unit offers loads of storage, NEW CARPET in portions and a neutral d&eacutecor. The large foyer offers three storage closets and access to the oversized single garage. The kitchen overlooks the main living space and was designed with entertaining in mind with rich cabinetry, tile backsplash, stone counters, built-in pantry, gas stove and raised breakfast bar. The living room and dining room are open and have many windows offering tons of natural light. The east-facing patio with natural gas BBQ line and custom retractable screen door. A 2pc bath and stackable laundry complete this floor. The upper level you will find two large bedrooms, each with walk-in closets and their own 4pc ensuite bathrooms. Networked for high speed internet with two fibre optic lines already installed, this is great for home offices or the tech in the family! Zero maintenance landscaping is an added touch! Enjoy all that Hillcrest has to offer including walking paths, playgrounds, its close proximity to schools and convenient shopping at Cooper's Town Promenade. Call to book your showing today! \*Some photos have been virtually staged\*