



**57 Hillside Crescent  
Swan Hills, Alberta**

**MLS # A2279017**



**\$154,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS-Residential Single Fam
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan, Tile Counters, Vinyl Windows		

**Inclusions:** Storage shed. Gazebo, Hot tub

Welcome to this charming home backing directly onto a peaceful forest&mdash;offering privacy, natural views, and a serene setting year-round. The main floor boasts a spacious kitchen and dining area that flows seamlessly into a bright living room filled with abundant natural light, creating an inviting space for everyday living and entertaining. Also on the main level are two comfortable bedrooms, a full 4-piece bathroom, and a convenient 2-piece ensuite. The fully finished basement extends your living space with a cozy family room, two additional bedrooms, and a 3-piece bathroom&mdash;ideal for guests, teens, or a home office. Step outside to a fully fenced yard featuring a closed-in gazebo with a hot tub, perfect for relaxing in comfort and privacy throughout the seasons. A 20 x 14 garage completes the property, offering excellent storage and parking. With its thoughtful layout, bright interior, and tranquil forest backdrop, this home is a wonderful place to call home.