



GRASSROOTS
REALTY GROUP

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276 Hillcrest Drive SW
Airdrie, Alberta

MLS # A2281240



\$679,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to 276 Hillcrest Drive. Backing onto green space and a walking path with a sunny west-facing backyard, this beautifully maintained home offers 2,155 sq ft of thoughtfully designed living space with a bright, open layout and a true sense of comfort from the moment you step inside. The main floor features hardwood flooring, a dramatic two-storey front entry, and a spacious kitchen overlooking the backyard. Complete with a large island, stone countertops, maple cabinetry and a tucked away walk-in pantry, the kitchen is both functional and inviting. The adjacent dining area opens onto the oversized deck, offering west-facing exposure and a sense of separation from neighbouring homes thanks to the green space and walking path behind. Upstairs offers an excellent family friendly layout with 3 bedrooms, a generous bonus room, upper laundry, and a built-in work or tech area. All 3 bedrooms include walk-in closets, and the tech area also features its own walk-in closet, providing exceptional storage for linens, games, puzzles, or seasonal items. The primary suite is privately positioned away from the secondary bedrooms and offers west-facing windows, a walk-in closet, and a spacious five-piece ensuite with dual sinks, soaker tub, glass shower, and private water closet. This home is fully landscaped and fenced, Certified Built Green, solar-ready, and includes additional features such as Central Air Conditioning, 9' knockdown ceilings on the main floor, a gas fireplace, gas lines to the BBQ and stove, and basement bathroom rough-in, and a radon mitigation system installed as a proactive, preventative measure for added peace of mind. Ideally located directly across from the Hillcrest public school and close to parks, playgrounds, pathways, and shopping at Cooper's Promenade and the nearby new South Point Village retail development. This

home also offers excellent access to Deerfoot Trail (QEII), making commuting to Calgary, Edmonton, and the airport convenient and efficient. A move-in-ready home offering space, light, storage, and an outstanding location.