



GRASSROOTS
REALTY GROUP

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305 Hillcrest Road SW
Airdrie, Alberta

MLS # A2285814



\$519,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into this beautifully crafted duplex, featuring three spacious bedrooms and two and a half bathrooms within approximately 1565 sq ft of modern living space. You'll be captivated by the stylish finishes and open layout, perfect for entertaining family and friends. The contemporary kitchen flows seamlessly into the dining and living areas, all enhanced by recent upgrades. Enjoy a charming backyard, ideal for summer barbecues and outdoor relaxation. Living in Hillcrest means access to vibrant community amenities, including parks, scenic walking trails, quality schools, and shopping options just minutes away. Don't miss this chance to call this wonderful duplex your home! Contact us today for more details or to schedule a viewing. Your new beginning in Hillcrest awaits!