



**250 Hillcrest Heights SW
Airdrie, Alberta**

MLS # A2287920



\$640,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

*** OPEN HOUSE SATURDAY FEBRUARY 28TH: 12:00 PM - 3:00 PM **** Welcome home to this impeccably maintained, 2,047 sqft two-story Excel-built gem in the highly coveted community of Hillcrest. Upon entry, you are greeted by a sweeping, sun-drenched foyer that highlights the rich, wide-plank flooring and a bright, sophisticated ambiance. The main floor transitions into an expansive living room designed for both effortless entertaining and quiet family rejuvenation. The seamless flow into the kitchen reveals a culinary sanctuary featuring a sleek granite-topped island, an abundance of ceiling-height cabinetry, and a discreet walk-through pantry. This chef-inspired space is accented by a modern geometric backsplash and chic statement pendants. Adjacent to the kitchen, the oversized dining area provides a scenic backdrop for intimate dinners or lively gatherings, with picturesque views overlooking the private backyard. For daily efficiency, a high-capacity mudroom and a tucked-away powder room offer a functional "drop zone" for guests and family alike. The upper level continues the theme of exquisite attention to detail. Retreat to the serene primary sanctuary, a bright haven complete with a generous walk-in closet and a 5-piece spa-inspired ensuite—featuring dual vanities, a deep soaker tub, and a glass-enclosed walk-in shower. Two additional substantial bedrooms, each with custom-fitted closets, flank an enormous central bonus room—the perfect stage for family movie nights. A well-appointed laundry room and a 4-piece main bath complete this harmonious upper floor. The expansive unfinished basement is a blank canvas awaiting your creative vision, ideally suited for multi-generational living or a custom media retreat. Step outside to the west-facing rear deck and enjoy a fenced backyard oasis complete with a handy storage shed and

low-maintenance, mature landscaping. For added convenience, there is a double garage with additional parking for two more vehicles on the driveway. With high-efficiency triple-pane windows and pro-grade finishes, this contemporary home maximizes both architectural style and long-term value. Beyond the threshold, discover the unrivaled lifestyle of Hillcrest—a tranquil, family-centric enclave where community spirit meets modern convenience. This home is perfectly positioned within a leisurely stroll of the scenic dog park and the prestigious Northcott Prairie K-9 School. For the modern commuter, the location is strategically unparalleled, situated just minutes from the new 40th Avenue interchange for a seamless drive to downtown Calgary. Weekend indulgence is effortless with premier shopping hubs like Cross Iron Mills and Costco only 10 minutes away, while the curated boutiques and gourmet dining of Cooper’s Town Promenade are just a short, scenic walk. This impeccably turn-key property offers an exquisite fusion of contemporary style and upscale comfort. A residence of this distinction is a rare find—schedule your private showing today!