



610 Hillcrest Road SW
Airdrie, Alberta

MLS # A2292080



\$499,000

Division:	Hillcrest		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, On S		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Interior Lot, Landscap		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Powder Room Cabinet, Shed, TV arm/Bracket, Alarm hardware - no contract

STOP THE CAR!! Stylish, functional, and FULLY finished—this beautifully maintained home offers modern design, upgraded heating and cooling, and the freedom of low maintenance without the condo fees. Upon entering, you’re greeted by a practical tiled Foyer area with an organized closet that overlooks the Living Room. Bright, open-concept vibes with tall 9’ ceilings and durable laminate flooring flow through into the Dining area and Kitchen. The Kitchen is both stylish and functional with white cabinetry, granite countertops, SS appliances, a wraparound peninsula with bar seating that offers loads of cupboard and counterspace, and a window above the sink to make dish duty less of a chore! Completing this great main level is a 2-pc Powder Room with tiled floors and a pedestal sink. Upstairs includes a Primary Retreat complete with an organized WALK-IN CLOSET with a window, and private 3-pc Ensuite featuring a walk-in O/S shower, tiled floors and granite countertop. Also on the upper-level are TWO additional Bedrooms, a shared 4-pc with tub/shower combo, and stackable upper-level Laundry for ultimate convenience. The FULLY FINISHED BASEMENT offers even more versatile living space with laminate flooring, a large Recreation area perfect for a media room, games area, and/or home gym, along with additional storage AND a 2-pc Bathroom with vanity storage. Outside, the landscaped yard includes a storage shed and space to relax or garden, with a pathway to the DOUBLE DETACHED GARAGE that provides warm, secure parking & additional storage. Added BONUS - this home also features an upgraded heat pump and CENTRAL AIR CONDITIONING system for year-round comfort. Located in the popular community of Hillcrest with convenient access to schools, parks, pathways, shopping, and major commuting routes

- this home offers the perfect blend of comfort and value. Don't miss this opportunity, schedule your private showing TODAY!