



**242 Hillcrest Square SW
Airdrie, Alberta**

MLS # A2295317



\$499,900

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Owned, Secured		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas, Natural Gas Conn
Features:	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Garden Shred		

LIKE NEW | NO CONDO FEES | RARE CORNER LOT | CENTRAL A/C | WEST-FACING BACKYARD. Welcome to this stunning, fully upgraded townhouse situated on one of the largest and most desirable corner lots in the community. With only a limited number of end units available, this home offers added privacy, extra windows, and an abundance of natural light throughout—all with NO condo fees. Step inside to a bright and elegant interior featuring luxury hardwood flooring throughout and a chef-inspired kitchen designed to impress. Enjoy custom stone countertops, natural wood cabinetry, and premium stainless steel appliances, including a gas stove. The functional layout, generous storage, and added gas line for BBQ on the back deck make this home perfect for both everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, two full bathrooms, and a convenient upper-level laundry area with ample storage. The primary suite serves as a private retreat, complete with a walk-in closet and a well-appointed ensuite. This home is loaded with value-added upgrades, including: Central air conditioning; Hunter Douglas blinds throughout and custom vertical patio blinds; Security system with doorbell camera, motion sensors, and window alarms; Keypad entry for front door, back door, and garage; Fresh paint touch-ups throughout; The undeveloped basement provides a blank canvas, offering excellent potential to customize additional living space to suit your needs. Step outside to enjoy your private deck and expansive west-facing backyard, fully fenced and ideal for relaxing evenings, entertaining, or family time. The larger lot size is a rare find and a standout feature in the neighborhood. Located in a safe, quiet, and family-oriented community, this home is just minutes from schools, parks, and bus stops, with convenient access to

shopping and major routes including Highway 2. Enjoy being only 10 minutes from CrossIron Mills and close to growing retail hubs in southwest Airdrie, with a new recreation centre planned nearby (target completion 2028). This is a rare opportunity to own a bright, upgraded end-unit townhouse with a double attached garage, larger yard, and no condo fees—a combination that is increasingly hard to find.