



**216 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2295692**



**\$559,500**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	Wine Cabinet (negotiable), Hot tub (negotiable), TV Mount (negotiable)		

Welcome to this exceptional, better-than-new home in the highly desirable community of Hillcrest, offering a true turnkey lifestyle with all the finishing touches already complete. Thoughtfully designed and impeccably maintained, this property allows you to move in and immediately enjoy both comfort and style. The main level showcases a bright, open-concept floor plan enhanced by elegant custom interior finishings and durable vinyl plank flooring. The well-appointed kitchen features a functional breakfast bar and a spacious pantry, seamlessly flowing into the living and dining areas—ideal for both everyday living and entertaining. Upstairs, you will find three generously sized bedrooms, including a well-designed primary retreat complete with a large walk-in closet. The convenience of upper-level laundry and a full bathroom layout adds to the home's practical appeal. The fully fenced backyard is beautifully set up for outdoor enjoyment, featuring a deck, pergola, and a dedicated fire pit area—perfect for relaxing or hosting guests. A charming front porch provides an inviting space to enjoy your morning coffee. The unfinished basement presents excellent potential for future development, tailored to your needs. Completing the property is a double detached garage, offering both functionality and additional value. Ideally situated in the sought-after neighborhood of Hillcrest, this home is close to parks, schools, and everyday amenities, making it an outstanding opportunity for those seeking a refined and move-in-ready residence.