



442 Hillcrest Road SW
Airdrie, Alberta

MLS # A2297123



\$524,999

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,567 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Security Cameras (unmonitored), NEST thermostat & Door Camera, GOOGLE assist speaker(s)		

Welcome to this beautiful home, crafted by Shane Homes in the desirable Hillcrest community. This two-storey Duplex features Smart Home technology, appears brand new and boasts exceptional curb appeal. This home is a prime opportunity for you. It includes a spacious front veranda, beautiful landscaping and a stone facade. The bright, open-plan interior is impressive, with nine-foot ceilings on the main level, a spacious front room with large windows and a formal living area. The dining area, spacious kitchen and island, all with gleaming quartz countertops, perfectly complement the upgraded stainless appliances and grey cabinets. Upstairs, you will find a spacious primary suite with a walk-in closet, complete with organizers and a 3 piece en-suite. Two other nicely appointed bedrooms and a convenient upstairs laundry room and 4 piece main bath complete the upper level. The unspoiled basement offers design potential. The backyard features a large deck ideal for barbecues, a fully fenced area and a double garage measuring 19' x 21'. Located near schools, parks and shopping, this home presents a fantastic opportunity. Book your private viewing today.