



313 Hillcrest Road SW
Airdrie, Alberta

MLS # A2297458



\$499,900

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| Division: | Hillcrest | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,408 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting | | |

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|--------------------|---------------------------------|-------------------|----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to the highly sought-after community of Hillcrest! This well-appointed home is ideally located within walking distance to Northcott Prairie School (Grades K–9), making it a perfect fit for growing families. Featuring a bright and open floor plan, the main level showcases beautiful hardwood and tile flooring along with a functional layout designed for everyday living and entertaining. The kitchen is a standout, complete with quartz countertops and soft-close cabinetry, offering both style and practicality. Upstairs you will find three spacious bedrooms, while the partially developed basement offers two additional bedrooms, providing flexibility for guests, a home office, or extended family. Step outside to enjoy the sunny south-facing, private fenced backyard, backing onto peaceful, undeveloped farmer’s fields. On clear days, take in stunning views of the Calgary skyline from your large raised deck, the perfect place to relax or host summer gatherings. Additional highlights include a single attached garage and a quiet location with local traffic only. This is a fantastic opportunity to own in one of Airdrie’s most popular neighborhoods.