



**299 Hillcrest Heights SW
Airdrie, Alberta**

MLS # A2297970



\$699,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Microwave Hood Fan, A/C, Electric Fireplace, Smart Thermostat, Garage Fridge, Wood Privacy Wall, Garage Door Opener and 2 Remotes.

****OPEN HOUSE SATURDAY 12-2PM **** Check out this view! This is the kind of backyard that makes you pause for a moment every time you walk by a window. Set on a large walkout lot overlooking Airdrie, this home is perfectly designed for a growing family that wants space, light, and a great community around them. From the moment you arrive, the large precast front porch offers stylish, low-maintenance curb appeal and the perfect place to sit with your morning coffee. The backyard is beautifully maintained with lush grass and a solid, well-built fence between neighbours. Built by McKee Homes, this property offers thoughtful design and quality construction throughout. Step inside to a spacious front foyer with room for a large rug and bench—ideal when the whole family piles in after a busy day. The laminate flooring is in excellent condition and flows seamlessly into the heart of the home. The kitchen is ready for real life with quartz countertops, tons of prep space, pot & pan drawers, and a large pantry. But here’s a fun surprise: this main floor has a secret weapon—a huge walk-in closet tucked between the mudroom and foyer. It’s the perfect catch-all for jackets, hockey gear, Costco runs, or extra pantry storage. The living room is bright and welcoming, thanks to extra-large windows (coverings by Budget Blinds) and a cozy fireplace for cooler evenings. Nearby, the mudroom has recently been upgraded with stylish hook storage and beadboard wainscoting—both practical and beautiful. And the garage? It’s extra tall, giving you fantastic space for seasonal storage. Upstairs, the bonus room sits right in the centre of the home, creating excellent separation between the primary suite and the kids’ bedrooms. The primary bedroom easily fits a king bed, features sunny windows, and a ceiling fan to keep the air

moving. The ensuite includes an extra-long vanity, tidy shower, and bright window, while the walk-in closet is absolutely HUGE—you truly have to see it to appreciate it. The kids’ bedrooms are generously sized, giving them space to grow into over the years. Downstairs, the walkout basement is where this home really shines. Walkouts are loved for a reason—it’s like gaining the extra space of a basement without feeling like you’re in one. With large doors and windows, this level has a bright, almost main-floor feel. It’s partially finished with drywall already completed in the hall and storage room, making future development that much easier. And then there’s Hillcrest. This neighbourhood is loved for its quiet streets, parks, playgrounds, and walking paths. Schools and everyday amenities are close by, and quick access to 8 Street SW and Yankee Valley Boulevard connects easily to Highway 2 for a smooth Calgary commute. Living in south Airdrie also means you’re perfectly positioned for weekend adventures west to Cochrane, Canmore, and the Rockies! A well-designed home, an incredible view, and a fantastic community—especially on the Heights, where everyone wants to be.