



**230 Hillcrest Gardens SW**  
**Airdrie, Alberta**

**MLS # A2303034**



**\$465,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Pergola & Lights, Media cabinet in living room

NO CONDO FEES! This UPGRADED townhome is in immaculate condition and ready to welcome its new owner. Upgraded quarts, kitchen cabinets, upgraded bathrooms, in floor heated tiles on the main with a home office, a cozy patio to relax on in the summer and A/C for the most comfortable living! With over 1,420 square feet of exceptionally designed living space, this plan features dual primary bedroom suites with two large bathrooms and one half bathroom on the main floor. The large foyer offers a home office, with in floor heated tile and access to the oversized single garage. The kitchen overlooks the main living space and was designed with entertaining in mind with upgraded cabinets. Appliances and quarts countertops and tiled backsplash. The living room and dining room are open and have many windows offering tons of natural light. The WEST-facing patio with natural gas bbq line custom built pergola with lights is a dream to enjoy! A 2pc bath and stackable laundry complete this floor. The upper level you will find two large bedrooms, each with big closets and their own ensuite bathrooms. Zero maintenance landscaping is an added touch! Networked for high speed internet this is great for home offices or the tech in the family! Enjoy all that Hillcrest has to offer including walking paths, playgrounds, its close proximity to schools and convenient shopping at Cooper's Town Promenade.