



**170 Hillcrest Heights SW
Airdrie, Alberta**

MLS # A2141006



\$774,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,444 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, See Remarks		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage

Inclusions: NA

4 BEDROOMS UP & OVER 2440 SF & OVERSIZED DOUBLE GARAGE WITH 13'X11' TANDEM EXTENSION Welcome to this stunning four-bedroom family home, designed for both comfort and luxury. This air-conditioned home is situated on a serene, low-traffic street, this property offers ample space for your growing family and all their needs. As you step inside, you'll be greeted by an abundance of natural light and stylish laminate flooring that flows seamlessly throughout the main floor. The great room, adorned with a cozy gas fireplace, invites relaxation and gatherings with loved ones. Whether it's family dinners or game nights with friends, the spacious dining area is perfect for creating lasting memories. For the culinary enthusiast, the kitchen is a dream come true, featuring sleek white cabinetry, Quartz countertops, and stainless steel appliances, including a gas stove. The large walk-in pantry and expansive center island provide ample storage and prep space, making meal preparations a breeze. Convenience meets functionality with a main floor mudroom, ideal for busy mornings and keeping everything organized. Upstairs, a generous bonus room offers additional living space, while the laundry room simplifies household chores with its ample shelving and counter space. The primary suite is a retreat unto itself, boasting a spacious walk-in closet and a luxurious 5-piece ensuite with Quartz counters, a deep soaker tub, and a glass-enclosed shower. Three additional bedrooms, each with their own walk-in closets, ensure that everyone has their own personal space. Outside, the expansive deck and pergola provide the perfect setting for outdoor entertaining, while the landscaped yard offers plenty of space for children and pets to play. A concrete pad awaits your future hot tub, promising relaxation under the stars. Located in close proximity to schools, parks,

and amenities, this home offers both convenience and tranquility. Don't miss out on the opportunity to make this your family's forever home. Schedule a viewing today before it's too late!