



**GRASSROOTS**  
REALTY GROUP

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**43 Hillcrest Close SW**  
**Airdrie, Alberta**

**MLS # A2145904**



**\$660,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Fireplace, Front doorbell camera, TV Mounts, Outdoor Camera outside of the garage, Google Hub for Nest Yale lock & Nest Thermostat

Are you in search of a laned home with a lot large enough for a triple car garage, RV parking space, and still leave you with plenty of room for your daily activities? Look no further! This exceptional property features 3 bedrooms, 2 full baths, and 1 half bath, all situated on ONE of the largest lots in the desirable community of Hillcrest. The massive pie-shaped lot provides endless possibilities for outdoor living, gardening, and entertaining! As you drive up, you'll notice the home's charming curb appeal, complete with a welcoming front porch. The well thought out floor plan features over 2,300 Sqft of living space spread across all three levels. Upon entering you're greeted by an open floor plan, creating an airy and spacious atmosphere with the 9 feet ceiling on the main floor & laminate flooring throughout. The living room is expansive, offering plenty of room for relaxation and entertainment. It includes a focal fireplace to set the mood and a large window that allows plenty of natural light to flood the space. This inviting area seamlessly flows into the heart of the home - the modern kitchen. The chef's dream kitchen is equipped with stainless steel appliances, sleek quartz countertops, abundant cabinet and counter space, and an oversized island that can comfortably seat four people. This setup is perfect for entertaining guests while you cook away! Tucked away is a convenient pantry, keeping your kitchen organized and clutter-free. A dining room off the kitchen is completed with a charming chalk feature wall and another large window looking out to your massive private backyard creating the perfect setting for meals and memories. Completing the main floor is a 2 piece powder room. The upstairs of this home boasts a well-designed layout with 3 spacious bedrooms and a bonus room. The master suite is a true retreat, complete with a 3-piece ensuite & a spacious walk-in closet. A

generous sized bonus room is strategically positioned to separate the primary bedroom from the two additional bedrooms and a shared 4-piece bath, providing both privacy and convenience. This layout is perfect for families seeking comfort and functionality in their living space. The basement remains unspoiled and ready for your future development plans with a bathroom rough-in already! Now it's time to discover the "WOW" factor of this home. Step into your own private sanctuary; a private massive backyard. Enjoy the newly built deck and fully fenced surroundings, offering both privacy and a perfect setting for hosting gatherings and outdoor activities. The oversized triple car garage, equipped with its own electrical panel, offers ample storage and convenient parking. There's even room to comfortably accommodate your RV alongside, making this backyard an ideal blend of functionality and outdoor entertainment space. Enjoy proximity to schools, parks, shopping, and easy access to major roadways ensuring you're always connected yet peacefully nestled in your own oasis.