



**201 Hillcrest Drive SW**  
**Airdrie, Alberta**

**MLS # A2160299**



**\$669,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	RU-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Stone Counters		

**Inclusions:** NA

This wonderful family home is looking for new owners! The main floor boasts an open-concept design, complete with a roomy kitchen featuring stone countertops, a walk-in pantry, and a large dining area, as well as an open living room with lots of sunny windows! The upper level features a spacious bonus room, three large bedrooms, including the large primary bedroom with its own four-piece ensuite and a generous walk-in closet. Additionally, the laundry room is conveniently situated upstairs, along with another 4 piece bathroom! The basement, featuring large windows and rough-in plumbing for a bathroom, awaits your creative finishing touches! The attached double garage is fully insulated - and heated! Situated in the family friendly Community of Hillcrest, this home is conveniently located within walking distance to a K-8 school, shopping, and numerous pathways and parks nearby!