



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**100 Hillcrest Avenue SW**  
**Airdrie, Alberta**

**MLS # A2190777**



**\$749,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully maintained 4-bedroom, 3.5-bath home in the highly sought-after Hillcrest community. As you step inside, you'll find a spacious office and a convenient 2-piece bath on the main floor. The bright and open kitchen features stunning granite countertops, stainless steel appliances, a built-in microwave, wall oven, and gas cooktop—perfect for cooking and entertaining. The large living room and dining area flow seamlessly out to a two-tiered deck, ideal for outdoor relaxation and enjoying the expansive backyard. Upstairs, the massive master bedroom boasts a luxurious 5-piece ensuite, while two other spacious bedrooms and a large bonus room provide ample living space for the whole family. The fully finished basement offers an oversized bedroom, a generous rec room, and a 4-piece bath, offering plenty of room for guests or activities. Plus, the home backs onto lush green space, providing added privacy and tranquility. Don't miss the opportunity to make this your new home!