



GRASSROOTS
REALTY GROUP

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637 Hillcrest Road SW
Airdrie, Alberta

MLS # A2203091



\$500,000

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Front Drive, Garage Faces Front, Insulat		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows		
Inclusions:	N/A		

OPEN HOUSE SUNDAY MAY 4, 12:00-2:00PM Welcome to 637 Hillcrest Road, Airdrie. A stunning 2-storey WALK-OUT townhome that's been gently lived in and meticulously maintained with NO CONDO FEES! From the moment you step inside the welcoming foyer, you'll love the bright, open-concept design, soaring 9' ceilings, and smart switches on the main floor. The functional kitchen features custom soft-close cabinetry with built-ins, quartz countertops, stainless steel Frigidaire appliances (including a gas stove with convection oven!), and a flush breakfast bar—perfect for entertaining. The spacious dining area flows seamlessly onto the rear upper east-facing deck finished with Duradek with a BBQ gas line, where you can enjoy serene views of the soccer fields and greenspace. The cozy living room is bathed in natural light thanks to its large, bright windows! A main floor half bath completes this level. Upper-Level Comfort, you'll find 3 great-sized bedrooms, including the primary suite, which boasts a walk-in closet, a private 3-pc ensuite with an oversized shower & upgraded shower head, plus Silver Pearl granite countertops. An additional 4-pc bath (also with Silver Pearl granite) and a convenient upper-floor laundry with a sunken shelving unit make daily living a breeze. The WALK-OUT basement is partially finished and filled with tons of natural light and offers a great-sized rec area, a framed & wired bath, ample storage, and access to the rear yard—the perfect space to customize to your needs! Extras You'll Love: Single attached garage with 240V, walking distance to Northcott Prairie School, parks, courts, pathways and close to all amenities & super quick access to the highway. This gem won't last long! Book your showing today and make this beautiful walk-out townhouse in Hillcrest your new home!

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