



GRASSROOTS
REALTY GROUP

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1048 Hillcrest Lane E
Airdrie, Alberta

MLS # A2207263



\$640,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Welcome to this stunning two-storey home, designed with an open floor plan that creates a spacious and inviting atmosphere throughout. Situated on a large lot, this property offers both room to grow and endless possibilities for outdoor enjoyment. As you step inside, you are greeted by a large foyer with access to the pantry and garage. An expansive main floor that seamlessly connects the living, dining, and kitchen areas, perfect for entertaining or family gatherings. The kitchen is the heart of the home, featuring a walk-through pantry that ensures you will never run out of space for all your storage needs. A functional design with a generous island, plenty of counter space and cabinetry features a built-in oven and separate cook top making meal preparation a breeze. The walkthrough extra large pantry leads to the mud room and garage making the delivery of groceries extra convenient. Off the kitchen, a large dining room overlooking the backyard and the living room featuring a gas fireplace, the perfect spot for guests and family to gather. Completing the main level, a powder room conveniently located away from the main area of the home. Upstairs, you will find three generously sized bedrooms, including a primary suite that offers a private retreat. The ensuite bathroom boasts dual vanities, a soaker tub, a separate shower, and a spacious walk-in-closet along with a makeup vanity. The other two bedrooms share a well-appointed four-piece bathroom, ensuring comfort and privacy for family members or guests. In addition to the bedrooms, the upper level features an expansive bonus room, ideal for a home office, playroom, or media space, adapting to your family's needs. The upper-level laundry room is also conveniently located on this floor, making laundry day a bit easier. The undeveloped basement presents a blank canvas, allowing you to customize

the space to suit your needs—whether you envision a home gym, extra living area, or additional bedrooms. The large backyard provides endless possibilities for outdoor activities and gardening. With its ideal layout, spacious lot, and room for personalization, this home is perfect for growing families or those seeking the flexibility to make the space truly their own. Book your showing to view your new home!