



GRASSROOTS
REALTY GROUP

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96 Hillcrest Avenue SW
Airdrie, Alberta

MLS # A2207365



\$725,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: Swing in the back yard, Shed

Welcome to this immaculate 4-bedroom, 2.5-bath home in the highly sought-after, family-friendly community of Hillcrest in Airdrie! This stunning 2-storey home offers over 2242 Sq ft, an open concept layout, and an abundance of natural light. The bright and spacious kitchen features stunning quartz countertops, stainless steel appliances, a built-in microwave, and an electric stove, making it ideal for cooking and entertaining. The large living room and dining area extend to a huge deck with a gas line BBQ, where you can unwind and enjoy the beautifully landscaped backyard. Backing onto green space, this home provides both privacy and tranquillity. Upstairs, the massive primary bedroom boasts a luxurious 5-piece ensuite, while three additional spacious bedrooms, a 4-piece bath, and a versatile bonus room provide ample living space for the whole family. The double-attached garage offers convenience year-round, and the unfinished basement is a blank canvas ready for your creative vision. This amazing green home has 17 solar panels!! Located in an ideal location close to all amenities, including walking distance to school, this home is perfect for families looking to settle in a vibrant and welcoming community. Don't miss this incredible opportunity—schedule your showing today or check out the 3D tour!