



GRASSROOTS
REALTY GROUP

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97 Hillcrest Square SW
Airdrie, Alberta

MLS # A2212018



\$519,900

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	blinds, TV mount(s)		

Welcome to Your Dream Townhome in Hillcrest! Nestled in the sought-after community of Hillcrest, this spacious 3-bedroom, 2.5-bathroom END UNIT townhome offers over 1,700 square feet of comfortable living space—one of the largest units in the complex! Best of all, it comes with NO CONDO FEES. Step inside and be greeted by stylish vinyl plank flooring and an open-concept layout that's perfect for modern living. The kitchen is a chef's paradise, boasting upgraded cabinetry, elegant quartz countertops, and a massive island ideal for meal prep or gathering with loved ones. Adjacent to the kitchen is a generously sized dining area, perfect for hosting dinner parties, and a cozy living room designed for relaxation. Want to enjoy the outdoors? The deck off the kitchen is your go-to spot for fresh air and sunshine. The main floor also features a convenient half-bath and direct access to the single attached garage. Upstairs, you'll find a luxurious retreat in the expansive primary bedroom, complete with a huge walk-in closet and an indulgent 5-piece ensuite. Two additional oversized bedrooms (each large enough for a king-sized bed), a stylish 4-piece bathroom, and a spacious laundry room complete this floor. The basement awaits your personal touch, offering endless possibilities to customize your space. With easy access to major highways and the shopping conveniences of Cooperstown Square, this home is a perfect blend of comfort and convenience. Plus, it's available for quick possession—don't wait to make it yours! This is a must-see property, so schedule your viewing today!