

1149 Hillcrest Lane SW
Airdrie, Alberta

MLS # A2155993



\$589,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,919 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: none

Ensure you are pre-approved for a mortgage. Welcome to your dream home at 1149 Hillcrest Lane SW, Airdrie! This meticulously maintained semi-detached duplex, built in 2013, is ideally situated in the highly sought-after community of Hillcrest. It's ideal for first-time buyers, those looking to upsize, and families eager to settle in a vibrant neighbourhood, offering a lifestyle that blends comfort, convenience, and community charm. Step inside to discover a total floor area of 1,919.03 sq ft of thoughtfully designed living space. The main floor welcomes you with a wide foyer featuring tile flooring, leading seamlessly into the cozy living room. Here, carpeted floors and a charming gas fireplace set the tone for relaxing evenings. The gourmet kitchen, adorned with granite countertops, hardwood flooring, and ample cabinetry, is a chef's delight, flowing effortlessly into a spacious dining area perfect for family gatherings. A stylish 2-piece washroom on the main floor adds convenience for guests. At the same time, a double-car garage provides ample space for two mid-sized cars, a regular car, SUV, or van, with additional parking available on the long driveway and an extra gravel-laned spot beside it. On the upper floor, you'll find a generous-sized primary suite that easily accommodates a king-size bed. The luxury of a walk-in closet and a 4-piece ensuite featuring a soaker tub and an oversized shower with a seat makes this a perfect retreat. An upstairs bonus/family room provides a versatile space for relaxation or entertainment, while two additional well-sized bedrooms offer plenty of space for family members or guests. A 4-piece main bathroom and an upper-floor laundry room with storage shelves enhance the functionality of this floor. The spacious basement, featuring two windows, presents a blank canvas ready for future development to suit your tastes and

needs. Outdoor living is equally appealing, with sliding glass patio doors from the dining area leading to a large rear deck with laminate flooring. It's the perfect spot for summer BBQs and gatherings. The fully fenced, low-maintenance backyard offers a safe play area for kids and pets, creating an oasis for relaxation and fun. Hillcrest is a vibrant community with a wealth of amenities at your doorstep. Enjoy the convenience of nearby parks, grocery stores like Save-On-Foods and Walmart, cozy cafes such as Bida's Kape and Samosa Cafe, and popular restaurants including The Cravery and Morning Brunch Co. Schools are within easy reach, making morning drop-offs a breeze, and with quick access to transit and major roads, commuting is hassle-free.