

325 Hillcrest Road SW
Airdrie, Alberta

MLS # A2165587



\$499,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,414 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

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

Inclusions: Shelving in the basement & garage

WELCOME HOME to Hillcrest Road SW in Airdrie, AB. This NO CONDO FEES 2-Storey duplex offers 3 bedrooms + 2.5 bathrooms with a single attached insulated 20.11 ft x 10.10 ft garage and long driveway for your truck. This well-maintained home offers over 1413 sqft of living space with undeveloped basement for your personal design. Main offers 9 ft ceiling and pot lights throughout the half bathroom, open kitchen with dark stained cabinets, stainless steel appliances, and large island perfect to entertain your family and friends, a living room and a dining room that leads onto a south facing 10ft x 9.5ft deck to enjoy the evening sun. Upper offers a laundry room, 4-piece bathroom, 2 good size bedrooms + a primary bedroom with walk-in closet and a 3-piece ensuite. The yard is fully fenced and landscaped and Move-In-Ready for your family. Hillcrest community provides walking paths, schools, shops, parks and easy access to HWY 2 and minutes to Crossiron Mills and ONLY 20 mins from Calgary and YYC airport. Priced-to-Sell and Don't miss out on this opportunity to buy. Call now to view this pride of ownership home!