



GRASSROOTS
REALTY GROUP

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247 Hillcrest Circle SW
Airdrie, Alberta

MLS # A2219173



\$660,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Roughed in Vacuum System, TV Bracket & Arm, Doorbell Camera.		

Your DREAM HOME just hit the market in the sought-after community of Hillcrest! Exquisitely designed & FULLY FINISHED, offering over 2,800 sq ft of pure function and flair, with a beautifully curated backyard & DOUBLE ATTACHED GARAGE! From the moment you enter the spacious foyer, you'll notice the attention to detail, starting with the organized front closet, durable laminate flooring, and soaring ceilings enhanced by recessed lighting. Sunlight pours in through oversized windows, creating a warm and inviting ambiance throughout. The heart of the home is the show-stopping Kitchen, curated with rich cabinetry & loads of counterspace! Highlighted by the large eat-up kitchen island, modern stone countertops, stainless steel appliances, a timeless tiled backsplash, and a walk-through Pantry to enjoy! The open-concept layout flows seamlessly into a generously sized Dining area that offers easy access to the backyard - ideal for hosting family gatherings or dinner parties. The spacious living room is anchored by a charming corner gas fireplace with a classic mantle. A stylish 2pc Powder Room completes the main level. Upstairs, retreat to cozy Bonus Room with coffered ceiling and pull-down blinds. The Primary Suite hosts a luxurious 5-piece ensuite complete with a deep soaker tub separated by dual vanities, stone counters, abundant storage, a beautifully tiled O/S walk-in 10 mil shower, private water closet, and make-up counter as you walk-through into the big Walk-In Closet with organized shelving. The spacious 2nd & 3rd bedrooms easily share the tiled 4-pc Bathroom, and convenient Upper-Level laundry round out this thoughtfully designed floor. The fully finished Basement is equally impressive, offering plush carpet, recessed lighting, and a generous rec room with unlimited opportunity. Also downstairs is a 3rd versatile Bedroom, a modern 4-pc

Bathroom, and loads of storage. Retreat in your fully-fenced backyard, perfect for relaxing, with a large 2-tiered deck with cascading stairs into the low-maintenance landscaping and lawn - inclusive of shrubs & trees. This house really has it ALL, you can also enjoy the comfort and convenience of a double Attached Garage! NOTE: New Furnace & AC in 2022, and New Hot Water tank in 2024! All within a quiet, established neighborhood of Hillcrest, home to some of Airdrie's most sought-after schools, walking paths and is known for its proximity to all amenities and public transit. This beautifully finished and lovingly maintained home is ready to welcome you—book your private showing today!