



GRASSROOTS
REALTY GROUP

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36 Hillcrest Avenue SW
Airdrie, Alberta

MLS # A2225831



\$715,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,283 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Greenbelt, Interior Lot, Lawn, Lev		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

36 Hillcrest Welcome to this beautiful and well-maintained home backing onto green space in the desirable community of Hillcrest! This spacious 2,284 sq ft home is situated on a large 4,208 sq ft lot and offers direct access to a scenic and private green space—no rear neighbors, just peace and privacy. The neighborhood includes walking paths, a playground, and a quiet, family-friendly atmosphere. The backyard is an entertainer’s dream, featuring a paved patio, built-in barbecue gas line, new durable fiberglass Duradeck sundeck, and custom aftermarket trim lighting around the home—perfect for summer gatherings or relaxing evenings. Inside, the home is exceptionally clean and thoughtfully finished with timeless, modern details. The open-concept main floor boasts a sleek kitchen with stainless steel appliances, quartz countertops, additional cabinetry, and a spacious pantry. Upstairs, you’ll find four generously sized bedrooms, each with its own walk-in closet, along with two full bathrooms. The basement is expansive and ready for future development, with rough-ins already in place. Located in the quiet and elegant Hillcrest community, this is a rare opportunity to own a move-in-ready home in a sought-after location. Don’t miss out on this upgraded home featuring an oversized lot, FOUR bedrooms, modern finishes, and incredible outdoor living space. Schedule your private viewing today!