



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Hillcrest Avenue SW
Airdrie, Alberta

MLS # A2234320



\$749,999

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

Discover this beautifully maintained home backing onto SERENE GREEN SPACE in the highly sought-after community of Hillcrest! Featuring a fully finished WALK-UP basement with a SEPARATE SIDE ENTRY, this property offers incredible flexibility and functionality for growing families or potential rental income. Enjoy the peace of no rear neighbors while being just steps away from a tot lot/playground, schools, shopping, and public transit—conveniently located with family living in mind. Upgrades and Features You’ll Love: 9’ ceilings on the main floor, Gleaming hardwood flooring, Stunning granite countertops, Upgraded stainless steel appliances, Elegant electric fireplace and Large unit air-conditional. The open-concept main level includes a spacious living room with electric fireplace, a bright dining area, a stylish gourmet kitchen, plus a convenient mudroom and guest bath. Upstairs, you’ll find 3 generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite featuring dual sinks, a soaker tub, and a separate shower. The oversized walk-in closet provides plenty of storage. This level also includes a bonus room, laundry room, and linen closets for added convenience. The walk-up basement is perfect for CONVERSION into one-bedroom legal suite OR can be used for extended family living, boasting a huge recreation room, full bathroom, utility room with tons of storage, and additional space under the stairs. This stunning home offers incredible value and won’t last long—priced to sell!