



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104 HILLCREST Avenue SW
Airdrie, Alberta

MLS # A2292997



\$724,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Countertops, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Venetians Blinds

WELCOME to this STUNNING DETACHED 2-STOREY HOME in the SOUGHT-AFTER COMMUNITY of HILLCREST in AIRDRIE, offering over 2,511 SQ FT ABOVE GRADE w/a Double ATTACHED INSULATED GARAGE, 4 BEDROOMS, 2.5 BATHROOMS, a BONUS ROOM + an UNFINISHED BASEMENT ready for your future vision!!! From the moment you arrive, you'll appreciate the CURB APPEAL + welcoming FRONT PORCH. Step inside to a BRIGHT + INVITING FOYER w/9" KNOCKDOWN CEILINGS, HARDWOOD FLOORING THROUGHOUT + NEUTRAL TONES that create a clean, modern feel across the OPEN-CONCEPT MAIN FLOOR. At the front of the home, a versatile FLEX ROOM/OFFICE provides the perfect space for a HOME OFFICE, PLAYROOM, or MUSIC ROOM — designed to adapt to your lifestyle. The LIVING ROOM is warm + welcoming, centered around a STONE GAS FIREPLACE w/MANTLE, creating a cozy focal point to relax, unwind + gather w/family + friends. Large windows + SLIDING DOORS bring in natural light + connect seamlessly to the BACK DECK, extending your living space outdoors. The layout flows seamlessly into the DINING AREA, perfect for everyday meals + hosting guests. The KITCHEN is truly the HEART OF THE HOME, feat. RICH BROWN CABINETRY, QUARTZ COUNTERTOPS, TILED BACKSPLASH, + SS APPLIANCES w/GAS STOVE, a CENTRAL ISLAND + CORNER PANTRY provide both functionality + storage, making cooking + entertaining effortless. A 2PC BATH is conveniently located on the main floor, along w/a MUDROOM w/DIRECT ACCESS TO THE INSULATED DOUBLE ATTACHED GARAGE, adding everyday convenience + functionality. Upstairs, you'll find an impressive BONUS ROOM — ideal for movie nights, a kids' play area, or a

secondary living space. The upper level features 4 BEDROOMS including a SPACIOUS PRIMARY RETREAT complete w/a WALK-IN CLOSET + a LUXURIOUS ENSUITE boasting a DOUBLE VANITY, SOAKER TUB, + WALK-IN SHOWER — your own private escape. The additional 2nd, 3rd + 4th BEDROOMS are all GOOD-SIZED + a 5PC BATHROOM w/DOUBLE VANITY, making busy mornings a breeze for families. A dedicated UPPER-LEVEL LAUNDRY ROOM w/WALK-IN STORAGE CLOSET adds even more convenience to your daily routine. The UNFINISHED BASEMENT offers incredible potential, featuring 2 LEGAL EGRESS WINDOWS — perfect for adding 2 ADDITIONAL BEDROOMS + a LARGE FAMILY ROOM, or customizing the space to suit your needs. Step outside to your PRIVATE, FENCED BACKYARD backing onto OPEN GREEN SPACE, featuring a DECK perfect for BBQs, relaxing evenings, + enjoying the peaceful, unobstructed views. Located in the FAMILY-FRIENDLY COMMUNITY of HILLCREST, close to PARKS, PLAYGROUNDS, SCHOOLS, WALKING PATHS + SHOPPING like Cooper’s Town Promenade + Sierra Springs, along w/grocery stores, restaurants, + everyday essentials — all w/ EASY ACCESS to major routes including 8th Street + Hwy 2, making commuting to Calgary quick + convenient. This home is PERFECT for GROWING FAMILIES or BUYERS seeking SPACE, FUNCTIONALITY + FUTURE POTENTIAL in a well-established neighborhood!!!