



GRASSROOTS
REALTY GROUP

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313 Hillcrest Road SW
Airdrie, Alberta

MLS # A2297458



\$499,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,408 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to the highly sought-after community of Hillcrest! This well-appointed home is ideally located within walking distance to Northcott Prairie School (Grades K–9), making it a perfect fit for growing families. Featuring a bright and open floor plan, the main level showcases beautiful hardwood and tile flooring along with a functional layout designed for everyday living and entertaining. The kitchen is a standout, complete with quartz countertops and soft-close cabinetry, offering both style and practicality. Upstairs you will find three spacious bedrooms, while the partially developed basement offers two additional bedrooms, providing flexibility for guests, a home office, or extended family. Step outside to enjoy the sunny south-facing, private fenced backyard, backing onto peaceful, undeveloped farmer’s fields. On clear days, take in stunning views of the Calgary skyline from your large raised deck, the perfect place to relax or host summer gatherings. Additional highlights include a single attached garage and a quiet location with local traffic only. This is a fantastic opportunity to own in one of Airdrie’s most popular neighborhoods.