



**278 Hillcrest Heights SW  
Airdrie, Alberta**

**MLS # A2301144**



**\$864,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,418 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Low Maintenance Lar		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Shed, Garage Heater, garage fridge

OPEN HOUSE SUNDAY 12-2PM - Welcome to this heavily upgraded home set on a quiet street in south Hillcrest of Airdrie. This house is simply tough to beat with its incredible upgrades, spacious open floor plan, bright timeless color palette complimented by large windows loaded with natural light and grand 9ft ceilings. Rich hardwood floors, gorgeous granite, large island with ample cabinetry and high-end SS appliances including and gas cook top, wall oven, bar fridge and coffee station. Living and dining areas are accented with elegant feature walls, custom shelving and additional cabinetry with a built in fireplace. The expansive mudroom can handle any busy family and is just off massive tandem heated garage with epoxy floors, this garage is a true show stopper! Upstairs we have large laundry room with maintenance sink and maximum custom storage, we also have 4 large bedrooms, that's right 4, one even has an ensuite for the guest room on MIL and they are all outfitted with custom closets, no more wire racking. The primary is at the back of the house with southwestern exposure for great light and evening sun. It also hosts a huge walk-in closet with custom shelving and is garnished by a 5pc ensuite with all the fixings. The bonus room nicely separates this level and is upgraded with vaulted ceilings and a skylight providing a bright warmth to this cozy space. The basement has been tastefully & thoughtfully finished with a full bath, large bedroom, rec space, an additional flex area. This home is air conditioned with dual zone heating for efficiency and comfort. Out back in the southwest facing yard we have a large composite deck to take in all the sun, there are 2 gas hookups for your BBQ's and fire table plus a custom built shed down the side and underground irrigation. Out front we have a quiet friendly street lit up by the homes elegant built in exterior

lighting package. Less than 5 minutes to the highway, hillcrest has 2 new schools, lots of walking paths and parks, 2 mins to Save on Foods, Coopers shopping center and all your amenities. Come quick - You can't miss this one!