



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**342 Hillcrest Circle SW  
Airdrie, Alberta**

**MLS # A2310025**



**\$865,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,639 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Level, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Projector in home theatre room		

Step into luxury and comfort with this breathtaking two-storey residence located in Hillcrest, one of Airdrie's most desirable and family-friendly communities. Perfectly balancing upscale sophistication with everyday functionality, this impressive home features 3,821 sqft of living space with 5 bedrooms, 3.5 bathrooms, a spacious bonus room, a private home office, and a fully finished basement. From the moment you enter, you will notice how the home is flooded with beautiful natural light, thanks to an abundance of large windows. The open-concept main floor boasts upgraded flooring and is anchored by a chef-inspired kitchen that is as practical as it is stunning. Complete with a massive centre island and generous counter space, it also includes the highly coveted addition of a separate, dedicated spice kitchen. The culinary space flows effortlessly into a bright dining area and a magnificent, vaulted-ceiling living room, where a striking feature fireplace serves as the perfect backdrop for hosting memorable family gatherings. Tucked away on the main level is a private den, offering a quiet and professional environment that makes working from home completely effortless. Upstairs, the layout continues to impress with a grand primary retreat, designed as a private sanctuary and featuring a spa-like five-piece ensuite alongside a spacious walk-in closet. Three additional generously sized bedrooms provide plenty of space for a growing family, while a versatile central bonus room offers a great secondary space for movie nights or play. A dedicated upper-level laundry room and an additional full bathroom complete this thoughtfully designed top floor. The living space extends down into the fully finished basement, which has been transformed into a massive entertainment area. Featuring a fifth bedroom and another full bathroom, this lower level serves as the ultimate retreat for

overnight guests, older teenagers, or extended family. The outdoor space is equally spectacular. Step out into your sunny, south-facing backyard to enjoy a beautifully landscaped oasis, complete with a private upper deck and a lower patio area that are perfect for summer barbecues and outdoor relaxation. This home is packed with premium upgrades, including central air conditioning for hot summer days and year-round, customizable Gemstone exterior lighting. Location is everything, and this property delivers. You will enjoy being within easy walking distance to the excellent amenities at Cooper's Crossing, and just minutes away from local parks, great schools, and major commuter routes including Stoney Trail and Deerfoot Trail. This property truly represents the full package. Beautifully maintained, completely move-in ready, and absolutely stunning from top to bottom, this is a home you need to experience in person. Arrange your viewing today before this incredible opportunity is gone.