



GRASSROOTS
REALTY GROUP

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110 Hillcrest Close SW
Airdrie, Alberta

MLS # A2312363



\$510,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,461 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: stand up freezer in garage, TV bracket in living and 3rd bedroom

This beautifully upgraded 2-storey duplex in the sought-after community of Hillcrest offers the perfect blend of style, comfort, and functionality. Featuring 3 bedrooms, 2.5 bathrooms, and a double detached garage with an impressive 8-foot overhead door, this home is loaded with thoughtful enhancements throughout. The chef-inspired kitchen is a true showstopper, boasting ceiling-height cabinetry, premium black stainless steel appliances, a gas cooktop on the island, wall oven and wine bar! Luxury vinyl plank flooring, knockdown ceilings, custom black hardware, air conditioning, and a multi-zone heating and cooling system add to the home's upscale appeal. Upstairs, the spacious primary retreat features a custom-designed walk-in closet and a beautifully upgraded ensuite with a tiled shower and premium finishes. Outside, enjoy sunny south exposure from the expansive composite deck complete with a gazebo, while the low-maintenance artificial turf creates the perfect space for relaxing or entertaining. Smart home features, a tankless hot water system, water softener, and numerous additional upgrades make this an exceptional opportunity in one of Airdrie's most desirable family communities. Minutes to Calgary, Costco and Crossiron Mills mall and minutes from Norhtcott Prarie School.