



**114 Hillcrest Close SW**  
**Airdrie, Alberta**

**MLS # A2312477**



**\$525,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House Sunday July 5 2-4pm\*\*** Welcome to over 2,100 SQUARE FEET of living space (Including Fully Developed Basement) and a SOUTH FACING BACKYARD, in a very convenient location in SW Airdrie! As you enter this home your entrance way has lots of storage with double closets. The main level is wide open, perfect for entertaining family and friends. Towards the back of the main level is the kitchen which features GRANITE COUNTERS, Stainless Steel Appliances, and lots of cabinets! Moving upstairs you'll come to your UPPER LAUNDRY area, and then towards the 3 bedrooms up here. The 2 secondary rooms are great size for kids, guests, or office space. The master is a great size for your king bed and features a south facing window for lots of natural light, Walk-In Closet, and a 4 Piece En-Suite Bathroom. Finishing off the upper level is the 4 Piece main bathroom. Moving to the FULLY FINISHED BASEMENT you'll come to a LARGE REC ROOM or living room, complete with built in shelving and an electric fireplace. You'll notice the flat ceiling, and lots of pot lights to keep the basement bright. Down here you also have a 4th bedroom, and another full bathroom with double sinks! There's also a LOWER LAUNDRY HOOKUP in the utility room. Now moving out back, here we have a great size deck for your patio furniture, leading down to the rest of your yard which is wide open grass space for kids or dogs to play. And don't forget about your double garage that is insulated and boarded! Book your showing today.