



GRASSROOTS

REALTY GROUP

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**71 Hillcrest Street SW
Airdrie, Alberta**

MLS # A2315049



\$729,800

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Flag Lot, Garden, Landscaped, Low Maintenance Landscape, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Wet Bar		

Inclusions: N/A

Welcome to this stunning detached 2-storey custom built family home in the sought-after community of Hillcrest in Airdrie. Offering 3400 sq-ft of total living spaces. 5 bedrooms, 3.5 bathrooms. Great curb appeal with welcoming front porch. This home features a 9' knockdown ceiling on the main floor. Open concept with large windows flooded with natural light. The kitchen is a chef's dream and features upgraded appliances including a 5 burner cooktop, built-in oven, built-in microwave, SS refrigerator, granite countertops, beautiful cabinetry with tons of drawers. A massive central island and corner pantry. The dining area can host a large table, perfect for family and friends gathering. The spacious Living room features a stone faced fireplace, Double door main floor office, 2 pc bath with decorative wall paper, a massive mudroom leads to a double attached garage. The grand staircase with wrought iron spindles leads you to the upper level where you find a huge bonus room with built-in entertainment units. The spa-like primary suite features dual vanities, granite countertops, jetted tub, and an oversized shower stall, tile flooring and a large walk in closet. 2 other genuine sized bedrooms, a full bath and laundry room with sink complete the upper level. The fully finished basement is an entertainers dream, featuring a large rec room, a flex room, wet bar, 2 additional bedrooms and a full bathroom. Step outside into your private backyard oasis featuring stamped concrete patio, privacy wall, mature trees, garden shed, fully landscaped and fenced with a gravel pathway. Additional upgraded furnace (2020). This fantastic family home is conveniently located close to parks, schools, Save on Foods, and Coopers shopping centre. 7 minutes drive to Deerfoot Trail. 10 minutes to Cross Iron Mills shopping mall. A truly impressive property that combines luxury, comfort and an unbeatable price.

Call today for a private viewing!