



GRASSROOTS
REALTY GROUP

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665 Hillcrest Road SW
Airdrie, Alberta

MLS # A2315689



\$489,000

Division:	Hillcrest		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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WATCH THE KIDS WALK TO SCHOOL or head to the playground right out the back gate as you relax on the deck with your morning coffee. Backing directly onto Northcott K-8 School, this fully developed walkout townhouse with NO CONDO FEES offers over 1900 sq. ft. of developed living space in a perfect family friendly location. The bright open floor plan features 9' ceilings, wide plank engineered hardwood flooring and large windows that fill the home with natural light. The spacious kitchen offers granite countertops, lots of storage, a new high quality stainless steel fridge (2025) and a large window overlooking the playground so you can easily keep an eye on the kids. Upstairs you'll find a convenient laundry room, 3 bedrooms including a large primary suite with a walk-in closet and full ensuite. The bright FULLY DEVELOPED WALKOUT basement features a spacious family room, a 4-piece bathroom and a garden door leading to a private approximately 20' patio. Additional upgrades include central air conditioning, a newer hot water tank and move in ready condition throughout. With no condo fees and situated in a SAFE CHILD FRIENDLY LOCATION, viewing is highly recommended!