



401 Hillcrest Road SW
Airdrie, Alberta

MLS # A2316849



\$520,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,655 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Insulated, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped, Low Maintenance Landscape, No Back Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Dog House, Garden Buddha - Backyard, Cabinets against wall in living room, electric fireplace in master bedroom, hooks (hat) in master bedroom, Curtains Upstairs, Shoe Cabinets - Front door, Rain Barrel, Electric Fireplace.

Lovingly maintained 3-bedroom, 1,655 sq ft family home in Hillcrest. Nestled in the beautiful Southwest side of Airdrie backing onto expansive fields makes this a wonderful, tranquil place to call home. Step into the bright, open main floor layout featuring the gourmet kitchen, dining area, and living room. The functional U-shaped kitchen includes an island, upgraded appliances, a built-in coffee bar, and a walk-in pantry. Off the dining area, the private back deck is the perfect spot to enjoy beautiful sunsets. Upstairs, you’ll find 2 spacious bedrooms, a 4-piece bathroom, and a laundry room with custom shelving and extra storage. The primary bedroom with mountain views is generously sized at 19’ x 12’ and features a walk-in closet and ensuite bathroom. The basement offers the potential for approximately 650 sq. ft. of additional living space, including a bathroom, with rough ins already in place. The thoughtfully designed backyard features a raised deck with a covered area below that works well as a play space or for additional storage. This is not only a wonderful home for the human family members, but great for the furry ones too with the convenience of a dog run and doghouse! Recent upgrades include a new hot water tank(2025), several upgraded appliances (2025), and air conditioning. Built by Excel Homes, this home still benefits from warranty coverage for added peace of mind. Schedule your showing today!