GRASSROOTS REALTY GROUP

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278 Hillcrest Heights SW
Airdrie, Alberta

MLS # A2320175

$850,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed, Garage Heater, Bar Fridge, Central Air Conditioner

OPEN HOUSE SUNDAY, JUNE 14TH - 2:00PM-4:00 PM! Warning: touring this home may ruin all other houses for you! Packed with upgrades, loaded with style, and designed for real life—this home delivers on EVERY level. Offering 3,262 sq ft of Total Developed Living area on a 4,724 LOT. A few upgrades to mention quickly: HEATED Tandem Garage with Epoxy Flooring that is over 35' deep! - Air Conditioning - 9' ceiling on EVERY LEVEL - GAS Cooktop - Tons of drawers and recycling pull outs - Wall oven and built-in Microwave - Stacked cabinets to the ceiling - Undercabinet Lighting - Huge quartz island fits 4 stools - Butlers Pantry for your coffee station and HUGE Pantry with MDF shelving - STUNNING fireplace built-in's and floating shelves - And 100 other things I don't have room to mention! Let's start at the beginning - The Foyer has plenty of room for a bench or festive table. Coming in from the sunken mud room? You have a cute bench, closet and space for TONS of hooks! The Chef Inspired Kitchen is a SHOWSTOPPER with a massive island, Full Height Cabinets with Upper glass doors including lighting, Built in Wine rack and Butlers Pantry, Bar Fridge and tons of Space for your Groceries, Gas Cooktop(of course), Built In Wall Oven and Microwave, Chimney Style Hood Fan, S/S Appliance package. Formal dinners and special celebrations have their place in the adjacent dining room with its beautiful feature wall, creating an easy flow for entertaining, Door to the Deck (Composite Decking) for ease of BBQ-ing or even supper outside. Upstairs you will find FOUR bedrooms, One of the bedrooms has its own private ensuite which is ideal for a teenager, visiting parents, or overnight guests, plus a large Central Bonus room with Vaulted Ceiling and 2 SKYLIGHTS! Ideal for movie night or a kids retreat. Spacious Owners Suite has TRAY ceiling with recessed

lights and Walk-in Closet, NO WIRE shelving in this home. The luxurious Ensuite - 5 piece Bathroom with Two Sinks, Standalone soaker TUB, and a fully tiled Shower with Upgraded Fixtures, separate Toilet Room with door for privacy. Fully Developed Lower level offers a Large Recreation Area, another bedroom (5 in total), 4 piece Bathroom, and 2 Storage Rooms. Are you handy or have a huge truck? This garage is a DREAM with a triple (tandem) space, EPOXY FLOORING, Storage and Workspace and even 14 FOOT Ceilings. Owners are very organized and CLEAN. Let's talk about the community! Hop on the pathway right in front of your house, and you are at the school in about 4 minutes. Parks, Playgrounds, Walking Paths, Groceries, Restaurants, and Medical services all within 10 minutes. Did I mention easy access to 40 Ave to QE 2 to escape the City for work or play. If you want an easy move that will allow you to enjoy the summer RIGHT NOW - This is it!

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