



74 Hillcrest Street SW
Airdrie, Alberta

MLS # A2322032



\$599,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Hot tub, backyard fire pit, window coverings (blinds and sheers)

Air Conditioning | Hot Tub | Huge Backyard | Double Attached Garage | Bonus Room | Gas Fireplace | Large Storage Shed | Welcome to 74 Hillcrest Street SW in the established, family-friendly community of Hillcrest in Airdrie. Offering over 1,880 sq ft above grade and a thoughtfully designed layout, this home combines functional living spaces, abundant natural light, and exceptional outdoor enjoyment. The main floor welcomes you with a spacious foyer and opens into a bright, open-concept living area designed for both everyday living and entertaining. The kitchen features granite countertops, a large central island, stainless steel appliances, a chimney-style range hood, corner sink framed by windows, walk-in pantry, and extensive cabinetry to keep everything organized. The adjacent dining nook is surrounded by windows and provides direct access to the full-width deck, creating a seamless connection to the backyard. A generous living room with gas fireplace, convenient main-floor laundry, and powder room complete the level. Upstairs, the impressive 18' x 13' bonus room is filled with natural light from oversized windows and offers the perfect space for a media room, playroom, or additional family lounge. The primary retreat features a walk-in closet and private 5-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The backyard is a standout feature, offering more space than many comparable properties. Enjoy a large deck, hot tub, storage shed, and plenty of fenced yard space for children, pets, and outdoor gatherings. Central air conditioning adds comfort throughout the summer months. Hillcrest remains one of Airdrie's most sought-after communities, known for its quiet streets, parks, playgrounds, and walking paths. Schools and everyday amenities are nearby, while quick

access to 8 Street SW and Yankee Valley Boulevard provides an easy commute to Calgary via Highway 2. You're also ideally positioned for westbound travel toward Cochrane, Canmore, and the Rocky Mountains, making weekend escapes effortlessly accessible. A well-designed home in a strong community, offering the space, comfort, and long-term value today's buyers are seeking.