



1065 Hillcrest Lane SW
Airdrie, Alberta

MLS # A2323387



\$539,900

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,837 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Wet Bar		

Inclusions: Storage Cabinet in Furnace Room

WELCOME HOME! An INCREDIBLE Opportunity to own a Fully DEVELOPED duplex with Attached GARAGE in the Highly Coveted & Vibrant Community of Hillcrest! This Spacious Family Home is surrounded by Serene Walking Paths, Playgrounds, Parks & a wide variety of Amenities just steps from your Front Door! Boasting nearly 2600ft over 3 levels, this meticulously maintained home exudes PRIDE OF OWNERSHIP, offering HARDWOOD flooring, numerous UPGRADES including HARDIE BOARD Siding, 9ft ceilings & Large Windows, allowing an abundance of NATURAL LIGHT to cascade throughout! The main level is the Heart of the Home, showcasing an OPEN CONCEPT design that flows seamlessly from the CHEF’S KITCHEN featuring beautiful Upgraded Cabinetry, STONE Counters with eat-up BREAKFAST BAR & STAINLESS steel appliances, to the Bright & SPACIOUS Living Room & Dining Area, making this level PERFECT for entertaining, hosting Holiday dinners or having Friends & Family over for the big game! Completing the main floor is a lovely 2pc Powder Room & direct access to the large backyard. The upper level offers a Spacious PRIVATE MASTER RETREAT complete with WALK-IN CLOSET & FULL ENSUITE Bath with DOUBLE VANITY, SOAKER TUB & WALK-IN SHOWER! Rounding off this level are 2 additional Bedrooms, a Large BONUS ROOM, another FULL BATH & the convenience of upper level LAUNDRY with extra STORAGE. Heading downstairs, your FULLY DEVELOPED Lower Level features a Huge FAMILY/REC/THEATRE Room - the perfect spot for movies or game nights with the Family! Also a convenient sink station included, ideal for cleaning up after hosting friends or establishing a home-based salon or massage area. Completing this level is an additional office

nook, FULL Bath & plenty of STORAGE space. Step outside into your LARGE fully FENCED Backyard and generously sized deck with privacy screen - THE SPOT for BBQs & entertaining, or simply relaxing & enjoying the sunshine with your favourite beverage. Hillcrest offers a prominent sense of Family, Community & Liveability. Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!