



**71 Hillcrest Street SW**  
**Airdrie, Alberta**

**MLS # A2324875**



**\$699,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,413 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Flag Lot, Garden, Landscaped, Low Maintenance Landscape, Rec		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Welcome to this stunning detached 2-storey custom built family home in the sought-after community of Hillcrest in Airdrie. Offering 3400 sq-ft of total living spaces. 5 bedrooms, 3.5 bathrooms. Great curb appeal with welcoming front porch. This home features a 9' knockdown ceiling on the main floor. Open concept with large windows flooded with natural light. The kitchen is a chef's dream and features upgraded appliances including a 5 burner cooktop, built-in oven, built-in microwave, SS refrigerator, granite countertops, beautiful cabinetry with tons of drawers. A massive central island and corner pantry. The dining area can host a large table, perfect for family and friends gathering. The spacious Living room features a stone faced fireplace, Double door main floor office, 2 pc bath with decorative wall paper, a massive mudroom leads to a double attached garage. The grand staircase with wrought iron spindles leads you to the upper level where you find a huge bonus room with built-in entertainment units. The spa-like primary suite features dual vanities, granite countertops, jetted tub, and an oversized shower stall, tile flooring and a large walk in closet. 2 other genuine sized bedrooms, a full bath and laundry room with sink complete the upper level. The fully finished basement is an entertainers dream, featuring a large rec room, a flex room, wet bar, 2 additional bedrooms and a full bathroom. Step outside into your private backyard oasis featuring stamped concrete patio, privacy wall, mature trees, garden shed, fully landscaped and fenced with a gravel pathway. Additional upgraded furnace (2020). This fantastic family home is conveniently located close to parks, schools, Save on Foods, and Coopers shopping centre. 7 minutes drive to Deerfoot Trail. 10 minutes to Cross Iron Mills shopping mall. A truly impressive property that combines luxury, comfort and an unbeatable price.

Call today for a private viewing!