



**GRASSROOTS**  
REALTY GROUP

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**673 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2327808**



**\$452,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                                                                 |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,481 sq.ft.                                                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), |               |                   |

**Heating:** High Efficiency, Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Gas BBQ, lawnmower, climbing wall, bike pulleys, tire racks, work bench, built in storage (all in garage). Shelving in half bath, privacy wall on deck., two wall mirrors on main floor, extra window coverings, .

Welcome to the perfect blend of style, space, and convenience in this beautiful, fully finished walkout townhome with NO condo fees! Backing onto a playground with no neighbours behind, this home offers the privacy and lifestyle today's buyers are searching for. Step inside to a welcoming front entry featuring custom built-in shelving and drawers for effortless organization. The bright, open-concept main floor is designed for everyday living and entertaining, showcasing an electric fireplace with a stunning stone feature wall complete with hidden media conduits and a custom mantle for a clean, modern look. The spacious living room flows seamlessly into the dining area, with plenty of room to host family dinners or holiday gatherings. The kitchen offers quartz countertops, an oversized island with breakfast bar, abundant cabinetry, pantry, and the perfect layout for entertaining. Just off the dining room, step onto your private upper patio complete with a gas line and BBQ, making summer evenings and weekend get-togethers a breeze. Upstairs, retreat to your spacious primary suite featuring a large ensuite with dual vanities, quartz countertops, and a generous walk-in closet with a window overlooking the playground. Two additional bedrooms, another full bathroom, and a convenient upper-level laundry room with built-in shelving and drying racks complete the second floor.

The professionally finished walkout basement creates even more living space with a large family room, full bathroom, and direct access to your backyard. Enjoy the best of both worlds with a spacious lower deck offering both covered and sunny seating areas, perfect for relaxing in any weather. The backyard opens directly onto the playground and greenspace, creating

an ideal setting for families and outdoor living. The single attached garage is loaded with thoughtful extras including built-in shelving, a workbench, tire racks, bike storage pulleys, and an incredible climbing wall that kids will absolutely love. Located in one of Airdrie's most convenient locations, you'll appreciate quick access to QEII via the new 40th Avenue interchange, making commuting to Calgary simple and efficient. Schools, shopping, restaurants, parks, and everyday amenities are all within minutes. This move-in-ready home offers the space of a detached property with the affordability of a townhome—without the monthly condo fees. A rare opportunity you won't want to miss!