



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**613 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2333320**



**\$488,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                                                       |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                        |               |                   |
| <b>Size:</b>     | 1,326 sq.ft.                                                    | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Back Lane, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                 |                   |      |
|--------------------|-------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                      | <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>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters |                   |      |

**Inclusions:** N/A

NO CONDO FEES - NOT A CONDO - Welcome to easy living in the quiet Airdrie community of Hillcrest. Beautifully finished, move-in ready townhouse with beautifully landscaped fenced yard, attached garage with large paved driveway for 2 cars. Spacious 3-bedrooms, 2.5 baths. Bright and inviting open concept main floor with 9-foot ceilings and neutral tones, filled with natural light from expansive windows with a very functional layout designed for comfortable everyday living. The Chef-inspired kitchen boasts stainless steel appliances, elegant quartz countertops and ample cabinetry, seamlessly flowing into a spacious living and dining area with an island for sitting - ideal for hosting or relaxing with family. There is also a 2-piece bath for convenience. Step out onto the large balcony overlooking the beautifully landscaped yard, perfect for barbecuing and relaxing. Upstairs has a separate laundry room, 3 generously sized bedrooms, including a tranquil primary suite, complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4-piece bath complete the space. Excellent location with walking paths, close to schools, parks, shopping and quick easy access to Calgary. If you've been searching for a stylish, functional home in a well-established community, without the added cost of condo fees, look no further, this may be just what you've been looking for.