



GRASSROOTS
REALTY GROUP

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236 Hillcrest Drive SW
Airdrie, Alberta

MLS # A2338528



\$945,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Reverse Pie Shaped Lot, See Remarks, Str		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, See Remarks,
Features:	Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional, fully renovated residence offering over 3,700 square feet of total luxury living space in the highly sought-after community of Hillcrest. Situated on a rare, scenic lot featuring front views of a peaceful water pond and a west-facing rear yard backing directly onto a lush green space park, this home delivers an extraordinary blend of natural beauty and modern functionality. The exterior makes an immediate statement with striking architectural elevation, sloped rooflines, and a modern color palette. Inside, the open-concept main floor opens with a massive, welcoming foyer that flows seamlessly into a spacious family room anchored by a custom, floor-to-ceiling quartz fireplace. The chef-inspired gourmet kitchen boasts pristine white cabinetry, an oversized island, premium quartz countertops, and high-end stainless-steel appliances. A spacious dining area and a private main-floor home office complete this level. Up the stairs, you will find a versatile bonus room offering elevated views of the pond. The primary retreat features a lavish five-piece en-suite complete with dual sinks, a makeup vanity area, a deep soaking tub, a separate tiled shower with built-in bench seating, and a spacious walk-in closet. Three additional large bedrooms, a second five-piece bath with double sinks, and a dedicated laundry room round out the upper floor. The fully developed, 900+ square foot basement expands your living space with a large recreation and TV area, games zone, exercise space, full three-piece bathroom, extensive storage room, and a private den or optional bedroom. Step outside into a outdoor oasis with professionally landscaped yards and an expansive 600 square foot deck complete with a BBQ area, outdoor dining zone, and a covered pergola. Packed with over \$100,000 in meticulously selected upgrades—including premium quartz throughout, upgraded

hardwood flooring, designer lighting and plumbing fixtures, plush carpet with 10-pound underlay, and a heated garage—this home is unmatched. Perfectly located within walking distance to Cooper's Plaza Promenade, top-rated schools, parks, medical clinic, and a lot of other local amenities, this turnkey property is truly a rare find. Call today to book your private viewing!