



GRASSROOTS
REALTY GROUP

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108 Hillcrest Avenue SW
Airdrie, Alberta

MLS # A2347760



\$709,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

OPEN HOUSE (OCT 3RD 11AM-2PM) A rare opportunity to own a beautifully upgraded corner-lot home backing onto greenspace in sought-after Hillcrest, Airdrie! With no neighbours behind, abundant natural light, and a location just steps from the Northcott Prairie school (K-Grade 9), this home offers an exceptional blend of luxury, privacy, and convenience. The impressive main floor welcomes you with a spacious foyer, LVP flooring throughout, and a stylish pocket office. The open-concept living room is flooded with natural light through massive corner-lot windows and features a cozy electric fireplace, creating the perfect space to relax and entertain. The showstopping kitchen features ceiling-height cabinetry, modern backsplash, quartz countertops, gas cooktop, chimney hood fan, built-in oven and microwave, and smart refrigerator. A walk-through pantry leads to the spacious mudroom, while the dining area opens onto the deck and low-maintenance backyard. Upstairs, upgraded metal railings and additional windows in the bonus room add a modern touch. Two spacious bedrooms share a 4-piece bathroom, and the upgraded laundry room offers a sink and additional cabinetry. The impressive primary retreat features a 5-piece ensuite, dedicated makeup vanity, and massive walk-in closet. The unfinished basement offers excellent potential for future development. Completing this exceptional property is an attached double garage, premium corner-lot location, peaceful greenspace backdrop, extensive upgrades, and unbeatable proximity to the school. A truly special home in one of Airdrie's desirable family communities.