



GRASSROOTS
REALTY GROUP

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90 Hillcrest Close SW
Airdrie, Alberta

MLS # A2348707



\$512,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,535 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Google Home, TV & Mount in Living Room

BEST DEAL IN THE CITY! Welcome to 90 Hillcrest Close, a beautifully maintained semi-detached home built in 2018 and loaded with upgrades. Featuring 9ft ceilings, central air conditioning, a gas stove, and a double detached garage, this home offers incredible value and truly feels like new. From the moment you step inside, you'll be impressed by the bright, spacious open-concept main floor. The centrally located kitchen is the heart of the home, making it easy to cook, entertain, and stay connected with family and friends. Large windows allow natural light to pour throughout the space, creating a warm and welcoming atmosphere. Upstairs, you'll find two generously sized secondary bedrooms, a large main bathroom, and convenient upper-floor laundry that makes everyday family life that much easier. The spacious primary retreat features a private ensuite and walk-in closet, giving you the perfect place to unwind at the end of the day. Outside, enjoy a large deck with plenty of room for summer BBQs and entertaining, along with a double detached garage for added parking and storage. The unfinished basement is ready and waiting for your personal touch, offering the opportunity to add even more living space and value. Move-in ready, packed with upgrades, and priced to sell, this is one you do not want to miss!