



**GRASSROOTS**  
REALTY GROUP

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**497 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2350296**



**\$459,900**

|                  |                                                   |               |                  |
|------------------|---------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Hillcrest                                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus                             |               |                  |
| <b>Style:</b>    | 2 Storey                                          |               |                  |
| <b>Size:</b>     | 1,483 sq.ft.                                      | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, Single Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Lawn, Level, Rectangular Lot |               |                  |

**Heating:** Forced Air

**Floors:** Carpet, Wood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** Second Washer/Dryer in basement - not hooked up, Smart Thermostat

**\*\* OPEN HOUSE, SAT OCT 10, 2:45-4:30PM \*\* UNBELIEVABLE PRICE!!! NO CONDO FEES!** Welcome to 497 Hillcrest Road, a bright, easygoing home with room for wherever life takes you next. Whether you're buying your first place or making space for a growing family (kids, pets, or both), this one fits beautifully. And the best part? No condo fees. Lovingly cared for by its owners, it's a home that's even better in person. A roomy foyer welcomes you in, with a tucked-away half bath set just far enough from the kitchen for a little extra privacy. The single garage has generous ceiling height, perfect for adding shelving and storage. Light-Filled Main Floor - The main living space flows with ease. A peninsula seats three, the living room adapts to any furniture layout, and the dining area comfortably fits a table for six. Step through the sliding door to a small deck with a gas line, ready for summer barbecues. The kitchen is finished with quartz counters, a handy pantry, and a sink beneath the window overlooking the backyard. With an east-facing back, the home is filled with soft natural light, especially in the morning. Peaceful Upper Level - Upstairs, two bedrooms sit at the front of the home alongside a true laundry room with hanging space and plenty of shelving. A wide linen closet and a full bath complete this side of the floor. The primary retreat is tucked quietly at the back, with space for a king bed and nightstands. The ensuite and walk-in closet sit side by side, featuring double sinks, a spacious shower, and a sweet little window in the closet. Bright Walkout Lower Level - The walkout basement has stairs that were just freshly painted, and the walls freshly painted as well! This WALKOUT is full of light and has its own separate entrance. A large finished room with a big window works well as a bedroom, office, gym, or playroom, and rough-in plumbing is in place for a future

bathroom. There's also a storage room and extra space for hobbies. Outside, the long backyard is ready for gardens, play, and whatever you imagine. Great Location Enjoy an easy walk to Cooper's Crossing Shopping and Balzac Brewing, with parks and schools just minutes away and quick access to Deerfoot and Stoney Trail. Move-in ready and beautifully maintained. Book your showing today!