



GRASSROOTS
REALTY GROUP

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99 Hillcrest Close SW
Airdrie, Alberta

MLS # A2350998

\$529,999

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,495 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

Located in the desirable community of Hillcrest in Southwest Airdrie, this detached two-storey home offers 1,495.3 sq. ft. of living space with a layout designed to make the most of every square foot. The main floor features an open-concept design with high ceilings, creating an airy feel between the living, dining, and kitchen areas. The kitchen stands out with dark cabinetry, quartz countertops, a central island, and a breakfast bar that provides additional seating and prep space. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with a 4-piece ensuite. 2 additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the second level. The unfinished basement offers a blank canvas for future development, whether you envision a recreation room, home gym, or additional living space. Outside, the private backyard features a deck and low-maintenance landscaping, while the rear parking pad accommodates 2 vehicles with convenient back-lane access. Set on a quiet lot close to neighbourhood parks, playgrounds, schools, shopping, and an extensive network of walking and biking paths, this home offers a practical layout, outdoor space, and the opportunity to add value over time in an established Airdrie community. Get in your showing today!