



**GRASSROOTS**  
REALTY GROUP

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**473 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2351074**

**\$460,000**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Hillcrest                                                                  |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,543 sq.ft.                                                               | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, P  |               |                  |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Low Maintenance |               |                  |

|                    |                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                          | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

\*\*\*\*\*OPEN HOUSE TODAY - SATURDAY OCT 10th 11AM - 2PM\*\*\*\*\* Looking for the best value in Hillcrest? This is it. Welcome home to 473 Hillcrest Road SW, a 2018-built two-storey home with no condo fees, sitting on an enormous pie-shaped lot of over 6,000 square feet that backs onto open fields. A lot this size, at this price, in one of Airdrie's most popular family communities, simply doesn't come along often. With three bedrooms, 2.5 bathrooms and a finished basement rec room, there is room here for the whole family to grow. Brand-new luxury vinyl plank flooring was just installed, so all the work is done and you can move right in. On the main floor, an open layout flows from the bright living room to the dining area and kitchen. The living room has a gas fireplace with a stone surround and big windows looking out over the fields. The kitchen is built for family life, with a large quartz island with seating for four, stainless steel appliances, subway tile backsplash, soft grey shaker cabinetry and a walk-in pantry. Sliding doors off the dining area lead to the back deck, and a two-piece powder room and a front closet finish the main floor. Upstairs, the primary bedroom has a ceiling fan, a walk-in closet and a five-piece ensuite with dual sinks, a soaker tub and a separate shower. Two more bedrooms, a four-piece main bathroom and upper-floor laundry keep everything close. The basement adds a finished rec room with pot lights, which works well as a family room, playroom or home office. A large storage and utility area gives you all the space you need for seasonal gear. Central air conditioning, an attached garage and new flooring are upgrades you won't need to budget for. Step outside to a fully fenced, wide-open backyard with a deck, a storage shed and wide prairie views. There are no neighbours behind you, and a walking path runs alongside. There's room for a

garden, a playset, a trampoline and more, and it's the kind of yard most newer homes can't offer. Hillcrest has become one of Airdrie's favourite family communities, with an extensive pathway system, playgrounds, a storm pond and green space, and schools close by. Shopping along 40th Avenue is minutes away, CrossIron Mills is a short drive, and quick access to 8th Street, 40th Avenue and Highway 2 makes the commute into Calgary easy. Homes with this much space, this much yard and this much value don't last. Book your private showing today!