



GRASSROOTS
REALTY GROUP

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86 Hillcrest Close SW
Airdrie, Alberta

MLS # A2351142



\$516,000

Division:	Hillcrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,456 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

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:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Workbench, shelving & PROSLAT wall hanging system in garage		

BIG ON LIFESTYLE. SMART ON PRICE. PLUS A GARAGE THAT'S READY TO WORK. Welcome to this beautiful 2018 home in Hillcrest, offering the comfort, functionality and value that make everyday living easier. The bright, open-concept main floor features 9-foot ceilings, large windows, and a well-appointed kitchen with a gas stove, perfect for family time and entertaining. Upstairs, you'll find three spacious bedrooms, including a primary retreat with walk-in closet and private ensuite, plus a full bathroom and convenient upper-floor laundry. Step outside to a professionally built composite deck, ideal for summer barbecues and relaxing evenings. The double detached garage is equally impressive, fully insulated and drywalled, with a workbench, industrial shelving and tool-hanging boards, ready for projects, hobbies and organized storage. Enjoy Hillcrest's parks, pathways and green spaces, with nearby Chinook Winds Regional Park and the scenic pathways, ponds, shopping and dining of neighboring Cooper's Crossing close at hand. The partially finished basement offers room to grow, making this a move-in-ready home with thoughtful upgrades and plenty of future potential. Hillcrest living. Room to grow. A smart move from day one.