

**431 Hillcrest Circle SW**  
**Airdrie, Alberta**

**MLS # A2175247**



**\$650,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

TERRIFIC family home located on a quiet crescent in the highly desirable Hillcrest community -&ndash; -- JUST minutes walk to the area schools &ndash; community parks & pathways &ndash; local shopping and GREAT access in & out of south Airdrie for easy commuting. -- -- THE main floor has a spacious foyer which leads to an &ldquo;open concept&rdquo; GREAT room / kitchen / dining area. The kitchen is bright and spacious with an eating island & large corner pantry. From the dining area there is access to a large deck and a beautiful large & private backyard &ndash; with loads of potential. Main floor powder room. The laundry is conveniently located in the back entry with direct access to the double attached garage. -- -- UPSTAIRS boasts a large BONUS/family room &ndash; a good size PRIMARY bedroom with a nice bright & functional ensuite. Both secondary bedrooms are a good size with ample closet space &ndash; plus &ndash; a full main bathroom. -- -- LOWER-level development includes a LARGE family / games room and a bathroom &ndash; plus storage. -- -- THE GARAGE - fully insulated - HEATED - tons of shelves & storage. GREAT home &ndash; GREAT value &ndash; GREAT opportunity. CALL your favorite realtor -or- come CHECK-it-OUT at the Saturday & Sunday &ndash; &ldquo;OPEN Houses&rdquo; -- from 1:30 PM -till- 4:00 PM.