

**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.