

## 175 Hillcrest Heights SW Airdrie, Alberta

**MLS # A2204429**



**\$825,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Beach, Lawn, No Neighbours Beh		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** Hot Tub

Stunning Hillcrest Home Backing onto Green Space. This beautiful 4-bedroom, 3.5-bathroom walk-out home in the desirable Hillcrest community offers the perfect combination of comfort, style, and natural surroundings. Nestled on a premium lot backing onto lush green space, this home provides direct access to a scenic walking path, offering a serene retreat right outside your door. Inside, the spacious open-concept main floor is designed for both everyday living and entertaining. The inviting foyer leads to a bright and airy living area, seamlessly connected to a well-appointed kitchen with a large island, ample cupboard storage, and an adjacent dining space. Step outside onto the balcony to enjoy stunning mountain views while sipping your morning coffee. Upstairs, you'll find three well-sized bedrooms, massive bonus room and upstairs laundry. The primary suite features a private ensuite, creating a peaceful escape at the end of the day. The fully finished walk-out basement adds even more living space with a large family room, an additional bedroom, and a spacious recreational area. The backyard is a standout feature, offering a spacious outdoor oasis with a designated hot tub area, a poured concrete patio, and a gas hookup on the deck for easy outdoor cooking and entertaining. A double attached garage provides secure parking and extra storage for your convenience. This exceptional home is perfect for those who appreciate modern living with the tranquility of nature. Don't miss your chance to call it yours!