

## 350 Hillcrest Square SW Airdrie, Alberta

**MLS # A2214958**



**\$439,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Hillcrest  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                   |               |                  |
| <b>Size:</b>     | 1,314 sq.ft.   | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot           |               |                  |

|                    |   |                   |       |
|--------------------|---|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                         | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | R-BTB |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Breakfast Bar, Stone Counters, Storage, Walk-In Closet(s) |                   |       |

**Inclusions:** N/A

Hello, Gorgeous! Step into comfort and style with this immaculate 2-bedroom, 2.5-bathroom townhome located in the vibrant, family-friendly community of Hillcrest in Airdrie. Offering incredible value with no condo fees and immediate possession available, this well-maintained home is move-in ready. The bright and open-concept main floor features large windows that fill the space with natural light, along with a thoughtfully designed kitchen equipped with quartz countertops, stainless steel appliances, and modern cabinetry. The layout flows seamlessly into the dining and living areas, making it perfect for both everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms, including a primary suite complete with a private ensuite and ample closet space. A second full bathroom upstairs and a convenient powder room on the main floor add to the functionality of the home. Enjoy the added convenience of a single attached garage and extra parking right out front. Ideally located close to schools, parks, shopping, restaurants, and walking paths, with quick access to 40th Street and Deerfoot Trail for easy commuting. Whether you're a first-time buyer, downsizer, or investor, this property offers an exceptional opportunity in one of Airdrie's most desirable neighbourhoods. Your new home awaits!