

## 197 Hillcrest Drive SW Airdrie, Alberta

**MLS # A2220202**



# \$680,000

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** AC is leased. \$90/month and can be assumed

Welcome to 197 Hillcrest Drive, a fantastic family home located in the heart of one of Airdrie's most sought-after communities. Ideally situated just steps from Northcott Prairie School (K&ndash;9), the nearby K&ndash;9 Catholic School, and the ever-convenient Coopers Promenade, you'll have easy access to shopping, services, and top-rated education. The home is also connected to Hillcrest's extensive pathway system, perfect for walks, bike rides, or exploring the neighborhood. Step inside to discover a bright and open concept floor plan featuring tall ceilings and spacious living and dining areas that flow seamlessly into a classic white kitchen. With granite countertops, a corner pantry, and generous prep space, this kitchen is designed to meet all your culinary needs. Step out onto the back deck where summer evenings can be spent relaxing, barbecuing, or watching the kids play in the yard. Upstairs, the home offers three well-sized bedrooms including a spacious primary suite complete with a walk-in closet and luxurious five-piece ensuite. A large bonus room provides the perfect space for movie nights or playtime, while the convenient upstairs laundry adds functionality to everyday life. The fully finished basement adds even more value with a great sized rec room, an additional office/bedroom, a full bathroom, and ample storage space. This is your chance to own a thoughtfully designed, move-in ready home in a vibrant, family-friendly community&mdash;don't miss it.