

## 468 Hillcrest Circle SW Airdrie, Alberta

**MLS # A2262525**



# \$440,000

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Attached Shelves, Upper Hallway Shelf, TV Bracket & Arm.

Extremely spacious & stylish home – perfectly located close to schools, parks, pathways, and shopping! Step inside to discover tall 9’ ceilings, durable laminate flooring, and an open main-floor designed for easy everyday living. The Kitchen features modern granite counters, stainless steel appliances, loads of cupboard space, with a convenient eat up island. Located adjacent to the Dining area which steps outside to the back yard & private deck - all perfect for entertaining. Completing the main level is a 2-pc Powder room for guests, Garage access, and an organized hall closet off the Foyer. Upstairs, the Primary Suite includes a 4-pc Ensuite with tiled floors, an oversized walk-in shower, double sinks with tons of storage, and a pocket door into an organized WALK-IN CLOSET. You’ll also find 2 more generous Bedrooms, a 4-pc Bathroom with tile floors and granite counters, and another convenient pocket door that hides away your UPPER LEVEL LAUNDRY! The basement offers a wide staircase, partially finished Rec Room area, roughed-in plumbing, and drywall already started – ready for the final touches to create your ideal space. Outside is one of the best features of this property, a large private deck, landscaped and fenced yard, and out front boasts ample parking with an OVERSIZED SINGLE GARAGE and Driveway. This home blends comfort, style and convenience at an unbeatable value – a fantastic find in Airdrie’s sought after community of Hillcrest!