

**402 Hillcrest Circle SW**  
**Airdrie, Alberta**

**MLS # A2273718**



**\$649,999**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** NONE

**FRONT ATTACHED GARAGE | 2,000sqft + | BONUS ROOM | SOUTH FACING BACKYARD | 3 BEDROOM + 2.5 BATHROOM |**  
 Welcome to this inviting and thoughtfully designed 3 bedroom, 2.5 bathroom home located in the highly sought-after community of Hillcrest. From the moment you step inside this 2,000+sqft home, you're welcomed by a bright foyer that opens into a spacious main level featuring 9 ft ceilings, creating an airy and comfortable atmosphere throughout. The open-concept layout includes a warm and inviting living room highlighted by a cozy fireplace, a well-planned kitchen with plenty of cabinetry and counter space, and a generous dining area perfect for family meals or hosting guests. Large patio doors provide an easy transition to the sunny south-facing backyard, offering an ideal space for summer barbecues, relaxation, or play. Upstairs, the thoughtfully designed layout continues with a beautiful primary suite featuring three large windows that fill the room with natural light, a spacious walk-in closet with its own window, and a well-appointed 5-piece ensuite complete with a soaker tub, separate shower, dual sinks, and a private water closet. The upper floor also includes a convenient laundry room, a large bonus room with an elegant tray ceiling that's perfect for movie nights or a home office, two additional comfortable bedrooms, and a full 4-piece bathroom. Perfectly situated within walking distance to schools, parks, pathways, playgrounds, and the community pond, this home offers both convenience and a family-friendly lifestyle. Shopping, dining, and everyday amenities are just minutes away, and with quick access to Highway 2, commuting is easy. This Hillcrest home combines comfort, functionality, and a fantastic location—an excellent choice for families and professionals seeking a well-rounded home in a

vibrant community.