

**613 Hillcrest Road SW
Airdrie, Alberta**
MLS # A2284382

\$509,900

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

NO CONDO FEES - NOT A CONDO - Welcome to easy living in the quiet Airdrie community of Hillcrest. Beautifully finished, move-in ready townhouse with beautifully landscaped fenced yard, attached garage with large paved driveway for 2 cars. Spacious 3-bedrooms, 2.5 baths. Bright and inviting open concept main floor with 9-foot ceilings and neutral tones, filled with natural light from expansive windows with a very functional layout designed for comfortable everyday living. The Chef-inspired kitchen boasts stainless steel appliances, elegant quartz countertops and ample cabinetry, seamlessly flowing into a spacious living and dining area with an island for sitting - ideal for hosting or relaxing with family. There is also a 2-piece bath for convenience. Step out onto the large balcony overlooking the beautifully landscaped yard, perfect for barbecuing and relaxing. Upstairs has a separate laundry room, 3 generously sized bedrooms, including a tranquil primary suite, complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4-piece bath complete the space. Excellent location with walking paths, close to schools, parks, shopping and quick easy access to Calgary. If you've been searching for a stylish, functional home in a well-established community, without the added cost of condo fees, look no further, this may be just what you've been looking for.