

**78 Hillcrest Street SW**  
**Airdrie, Alberta**

**MLS # A2294971**



**\$754,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,575 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this architectural gem in the heart of Hillcrest, one of Airdrie's most coveted enclaves. Boasting exceptional curb appeal, this residence spans over 2,500 square feet of meticulously designed space, offering a sophisticated blend of high-end luxury and intuitive practicality. The heart of the home introduces a seamless open-concept layout defined by soaring 9' ceilings and an abundance of natural light. The home's true pulse is the expansive Great Room, where the living area invites you to unwind beside a striking stone gas fireplace, enhanced with a mantle is the focal point designed for relaxation. A discreetly tucked tech-hub, play room or den, perfect for the modern family. Adjacent is the chef-inspired kitchen, a showpiece of form and function featuring: A massive granite-topped island with seating for four, richly stained cabinetry and premium finishes, Deep pot-and-pan drawers. A large walk-through pantry with direct access to the mud room and insulated double attached garage or Man Cave! Ascend the staircase to the upper level sanctuary that prioritizes both privacy and togetherness. The master suite is a serene retreat featuring a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, and a separate glass shower. Three additional generously sized bedrooms ensure ample space for a growing family, while the centrally located bonus room acts as a versatile loft for cinematic movie nights. The transitions in this home are truly spectacular: the Garage more than just parking, this heated and insulated garage features a 220V plug, making it the ultimate "man cave" or professional-grade workshop. Step outside into a private, professionally designed backyard Oasis. Featuring two decks and a luxurious hot tub, this space is a year-round sanctuary whether you're hosting summer BBQs or

enjoying a snowy winter soak. This peace of mind home and location is as functional as it is beautiful, featuring a brand-new furnace for worry-free comfort. The fully unfinished basement remains a "blank canvas" for your future dream development. Located mere steps from manicured parks, prestigious schools, and boutique shopping, with immediate access to Highway 2 for a seamless Calgary commute, this isn't just a house—it's the backdrop for your family's next great chapter.