

**442 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2297123**



**\$524,999**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Security Cameras (unmonitored), NEST thermostat & Door Camera, GOOGLE assist speaker(s)		

Welcome to this beautiful home, crafted by Shane Homes in the desirable Hillcrest community. This two-storey Duplex features Smart Home technology, appears brand new and boasts exceptional curb appeal. This home is a prime opportunity for you. It includes a spacious front veranda, beautiful landscaping and a stone facade. The bright, open-plan interior is impressive, with nine-foot ceilings on the main level, a spacious front room with large windows and a formal living area. The dining area, spacious kitchen and island, all with gleaming quartz countertops, perfectly complement the upgraded stainless appliances and grey cabinets. Upstairs, you will find a spacious primary suite with a walk-in closet, complete with organizers and a 3 piece en-suite. Two other nicely appointed bedrooms and a convenient upstairs laundry room and 4 piece main bath complete the upper level. The unspoiled basement offers design potential. The backyard features a large deck ideal for barbecues, a fully fenced area and a double garage measuring 19' x 21'. Located near schools, parks and shopping, this home presents a fantastic opportunity. Book your private viewing today.