

**313 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2297458**



**\$499,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Central	<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>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to the highly sought-after community of Hillcrest! This well-appointed home is ideally located within walking distance to Northcott Prairie School (Grades K&ndash;9), making it a perfect fit for growing families. Featuring a bright and open floor plan, the main level showcases beautiful hardwood and tile flooring along with a functional layout designed for everyday living and entertaining. The kitchen is a standout, complete with quartz countertops and soft-close cabinetry, offering both style and practicality. Upstairs you will find three spacious bedrooms, while the partially developed basement offers two additional bedrooms, providing flexibility for guests, a home office, or extended family. Step outside to enjoy the sunny south-facing, private fenced backyard, backing onto peaceful, undeveloped farmer&rsquo;s fields. On clear days, take in stunning views of the Calgary skyline from your large raised deck, the perfect place to relax or host summer gatherings. Additional highlights include a single attached garage and a quiet location with local traffic only. This is a fantastic opportunity to own in one of Airdrie&rsquo;s most popular neighborhoods.