

209 Hillcrest Gardens SW
Airdrie, Alberta

MLS # A2309466



\$390,000

Division:	Hillcrest		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

No condo fees. A family friendly community. A stunning move in ready townhouse in one of South Airdrie's most connected locations. Welcome to Hillcrest. Offering over 1,100 sq. ft. of thoughtfully designed living space, this beautiful 2 bedroom, 2.5 bathroom townhouse with an attached garage delivers the kind of functionality buyers actually want without sacrificing style. Step inside to a spacious tiled entry with garage access, storage, and utility space before heading up to the bright open concept main level where 9 ft ceilings, hardwood floors, and intentional design create a space that feels both warm and elevated. The great room has a stone feature wall with electric fireplace, while the timeless white kitchen delivers quartz countertops, custom backsplash, soft close cabinetry, stainless steel appliances, undermount sink, recessed lighting, and a layout that works beautifully whether you're hosting or simply living day to day. The adjacent dining area is perfect for family dinners, morning coffee, or entertaining, with direct access to your private balcony ready for summer BBQs and outdoor lounging. A convenient 2 piece powder room completes the level. Upstairs, the spacious layout continues with upper laundry complete with quartz counters, a spacious primary suite with walk in closet and private 4 piece ensuite, plus a second bedroom with its own full 4 piece bathroom, ideal for kids, guests, or a home office setup. The attached garage offers extra built in shelving and storage, plus additional parking for a second vehicle. Zero maintenance landscaping means your weekends stay yours. Hillcrest continues to be a favourite for families thanks to its walking paths, parks, playgrounds, schools, nearby shopping, Cooper's Town Promenade, and exceptional commuter access, Calgary in approximately 15 minutes, and CrossIron

Mills in about 10. Smart ownership. Strong location. Ready for it's next owner.