

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

**MLS # A2344358**



**\$729,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,576 sq.ft.                                                            | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Lawn, Level, Private, Rectangular Lot |               |                   |

|                    |                                                                                                                                        |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <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>   | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Hot Tub

OPEN HOUSE SUNDAY SEPTEMBER 13th FROM 1:00PM TO 4:00PM - Welcome to this beautifully maintained, original-owner home offering over 2,500 sq. ft. of above grade, thoughtfully designed living space on a quiet street in the desirable community of Hillcrest (See Video Tour). Impressive curb appeal introduces an open-concept main floor featuring a spacious Great Room anchored by a striking stone-faced gas fireplace. A versatile flex room provides the ideal space for a home office, playroom or study. The chef-inspired kitchen is designed for both everyday living and entertaining, with granite countertops, richly stained cabinetry, a large island with seating for four and a walk-through pantry connecting directly to the mudroom. The heated and insulated double attached garage features a 220V outlet, making it ideal for a workshop, hobby space or electric-vehicle charging setup. Upstairs, the generous primary retreat features a spa-inspired five-piece ensuite with dual vanities, a deep soaker tub and separate glass shower. Three additional well-sized bedrooms and a central bonus room provide plenty of space for the entire family. Additional highlights include central air conditioning and a brand-new furnace for reliable year-round comfort. Outside, the private backyard is ready for every season with a large covered deck and hot tub—perfect for summer entertaining or relaxing beneath the evening sky. The expansive unfinished basement offers a blank canvas for future development, with space for additional bedrooms, a recreation room, home gym or whatever best suits your lifestyle. Ideally located near parks, schools, shopping and everyday amenities, with convenient access to Highway 2 for an easy Calgary commute, this exceptional Hillcrest home combines space, comfort and outstanding potential.