

273 Hillcrest Road SW  
Airdrie, Alberta

MLS # A2236489



## \$569,900

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Sloped Down, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** TV WALL MOUNT, CURTAINS, SLIDING DOOR WARDROBE(BASEMENT), ONE GARDEN HOSE WITH A WALL MOUNT OUTSIDE

Welcome to the community of Hillcrest at 273 Hillcrest Road SW, Airdrie. This beautiful home offers 3 bedrooms and 3.5 bathrooms. Freshly painted with new vinyl flooring on the main floor, this addition brings a modern and stylish touch throughout. Enjoy outdoor entertaining on the spacious deck, complete with a BBQ gas line—ideal for summer gatherings. The single attached garage and additional parking pad provide convenient parking options. An illegal basement suite is an asset to this property, which is currently rented. This home is just a short walk to nearby playgrounds and schools, making it an ideal choice for growing families. Don't miss out on this fantastic opportunity—Schedule your showing today!