

### 3 Hillcrest Close E Airdrie, Alberta

MLS # A2274350



## \$584,900

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 3 Hillcrest Close SW — a beautifully maintained, modern bungalow on a desirable corner lot in Airdrie's Hillcrest community. This home shows like new, offering bright open-concept living, stylish finishes, and incredible versatility with a fully developed lower level featuring a 2-bedroom illegal suite with a private side entrance. Step inside to soaring vaulted ceilings, abundant natural light, and a seamless layout perfect for both everyday living and entertaining. The main floor features a spacious living area with large windows, warm flooring, and a custom built-in media niche. The kitchen is crisp and modern, equipped with white cabinetry, quartz countertops, stainless steel appliances, a gas range, a large island with seating, and a walk-in pantry with frosted glass doors. The main level includes two generous bedrooms and a full bath, making the layout ideal for families, downsizers, or those seeking single-level living. The lower level (illegal suite) offers exceptional flexibility — whether used as a mortgage helper, multi-generational space, or private guest quarters. With two additional bedrooms, a full kitchen area, living space, and its own entrance, this setup adds tremendous value and potential. Outside, enjoy the benefits of a corner lot: more privacy, additional parking options, extra sunlight, and a greater sense of space. A detached garage and fenced yard complete the property, offering convenience and functionality year-round. This is an impressive, move-in ready home with income potential, modern style, and a fantastic location close to schools, parks, shopping, and commuter routes. A must-see opportunity in Airdrie's sought-after southwest corridor.