

305 Hillcrest Road SW  
Airdrie, Alberta

MLS # A2285814

**\$519,900**



<b>Division:</b>	Hillcrest	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b> 2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Yard, Lawn, Views	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Step into this beautifully crafted duplex, featuring three spacious bedrooms and two and a half bathrooms within approximately 1565 sq ft of modern living space. You'll be captivated by the stylish finishes and open layout, perfect for entertaining family and friends. The contemporary kitchen flows seamlessly into the dining and living areas, all enhanced by recent upgrades. Enjoy a charming backyard, ideal for summer barbecues and outdoor relaxation. Living in Hillcrest means access to vibrant community amenities, including parks, scenic walking trails, quality schools, and shopping options just minutes away. Don't miss this chance to call this wonderful duplex your home! Contact us today for more details or to schedule a viewing. Your new beginning in Hillcrest awaits!