

**649 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2229697**



**\$499,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Shed, all attached shelves, keyless entry

Fantastic opportunity to own a fully finished WALKOUT home with NO CONDO FEES! This lovely home sits in the quiet&nbsp;community&nbsp;of Hillcrest. With a view of the park and green space as well as a large yard, this is a very child-friendly spot. The large paved driveway and attached single garage make parking a breeze. Inside, you'll love the 9 foot ceiling, large windows and neutral tones. The clean white kitchen is open to the living room and dining space with an island for sitting and modern stainless steel appliances. A large deck overlooks the yard and is perfect for barbecuing while a 2 piece bath adds convenience. Upstairs, you'll appreciate the separate laundry room with an updated washer & dryer. The primary suite is spacious with a walk-in closet and a 3 piece ensuite. Two additional bedrooms and a 4 piece bath complete the space. The basement has been professionally finished with permits and offers a rec room perfect for movie nights, a huge storage area, and a 4 piece bathroom. The backyard has a large deck for entertaining and watching the kids play. Excellent location, walking distance to Northcott Prairie Elementary.