

407 Hillcrest Circle SW
Airdrie, Alberta

MLS # A2199755



\$615,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows

Inclusions: All Window Coverings. Central Vac & Attachments (AS IS). Wood Shelves in Garage.

Welcome to your new home located in the community of Hillcrest. Conveniently located within walking distance to Northcott Prairie K-8 School, Parks, Playgrounds, Coopers Promenade with Save On Foods, Shoppers Drug Mart and all your retail amenities. The open-concept main floor features new LVP flooring, a gas fireplace in the living room, and a kitchen with granite countertops, stainless steel appliances, extra beverage fridge and a generous island. A large walk-through pantry into a spacious mud room offering ample storage. Upstairs, the front-facing bonus room is perfect for a playroom, movie nights, or a fourth bedroom conversion. The primary suite includes dual vanities, a soaker tub, a glass shower, and a walk-in closet with lots of shelving. Two additional bedrooms, a main bathroom, and a laundry room complete the upper level. The basement is left unspoiled for future development with two windows and a bathroom rough-in. The backyard offers a large custom deck, area for a fire pit and an open view with no rear neighbors. The entire home is tastefully painted in a neutral color palette and the carpet on the stairs is also brand new. Discover your perfect move-in ready home today. Available for quick possession!