

\$769,500 - 16 Hillcrest Avenue Sw, Airdrie

MLS® #A2202245

\$769,500

4 Bedroom, 4.00 Bathroom, 2,047 sqft
Residential on 0.11 Acres

Hillcrest, Airdrie, Alberta

Welcome to this spacious 3 + 1 bedroom family home in an incredible family friendly neighbourhood! This property backs onto a green belt and is mere steps to tot park/playground, giving you extra privacy while still being fantastic for outdoor activities. This exceptional home boasts 9-foot ceilings on the main level and has a very functional floor plan. The roomy front entrance welcomes you into the main floor, where you will enjoy the bright white kitchen with full height cabinetry allowing for ample storage, and plenty of counter and storage space for ease of use and entertaining. The kitchen features stainless appliances, quartz countertops, gas stove, fridge, hidden pantry, sit up island with sink, and beautiful backsplash. The large eating area is conveniently located right off the kitchen and has a huge slider which leads to the deck where you can enjoy your backyard which backs onto greenspace. The open plan provides functionality and convenience for family and entertaining alike, as you move into the living room with its large windows which provide an abundance of natural light, and a gas fireplace for those cool Alberta evenings. For family that comes in through the double attached garage, there is the convenience of a 2-piece bathroom and mudroom leading from the heated garage. Moving upstairs, you will find a family room strategically positioned between the primary sanctuary and other two bedrooms and their 4-piece bathroom. You will adore your primary retreat - the primary



bedroom is huge with a walk-in closet and comes complete with a lovely 5-piece ensuite with massive windows, two sinks in the large vanity, standalone soaker tub, and separate shower. The convenience of an upper floor laundry, with counter top for folding and shelves for storage is something you'll wonder how you ever did without - no more carrying clothes multiple levels for washing! the bedrooms are all well sized, have large windows offering ample natural light, and everything is in impeccable condition throughout. The fully finished basement with 8-foot ceilings delivers even more usable living space, with extra heat vents and subfloor offering a roomy rec room with electric fireplace, an additional 3-piece bathroom with large walk-in shower, and another large bedroom with egress window, tons of storage, and large utility room. This home provides all that you need - lots of storage throughout, wired smoke and co2 detectors, water softener, triple pane windows, new central air installed in 2024, and a floor plan that allows space for everyone in your family, while still cleverly providing lots of together space to remain connected to each other. This property is a true gem inside and out, and is in a fantastic location in the desirable neighbourhood of Hillcrest, close to all amenities, restaurants and shopping, with easy access to main arteries including Highway 2, and within walking distance to an elementary school. This won't last long -book your showing today!

Built in 2017

Essential Information

MLS® #	A2202245
Price	\$769,500
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Hillcrest Avenue Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, See Remarks, Stone, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Zoning	R1

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.