

# **\$659,000 - 208 Hillcrest Road Sw, Airdrie**

MLS® #A2224218

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,570 sqft

Residential on 0.08 Acres

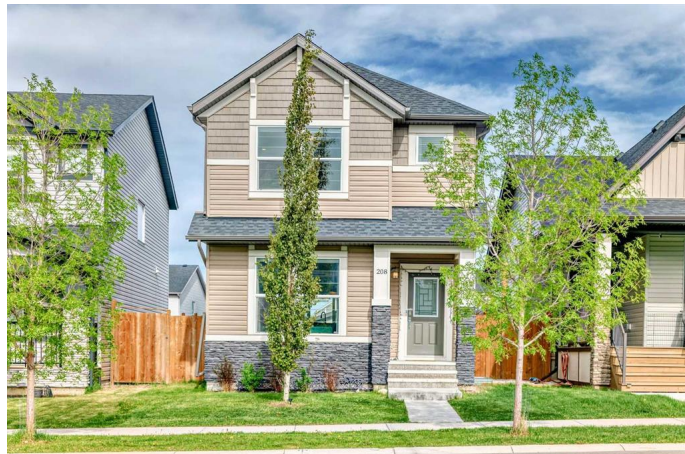
Hillcrest, Airdrie, Alberta

Price reduced by \$10,000 for quick sale !This beautiful two-storey house - a former home home of Shane Homes, boasts 2,156.80 sq. ft. of total living space. The property features three bedrooms, 2.5 bathrooms on the upper level, a finished one-bedroom basement illegal suite, double detached garage and is a few steps from a park.

The main floor has a spacious and airy living area, connected to an open kitchen equipped with stainless steel appliances, quartz countertops, a kitchen island and ample storage cabinets. The adjacent dining area features a window with a view of the backyard. Access to the backyard is available through the mud room beside the dining area. A conveniently located half bathroom completes the main floor.

The upper floor has all three bedrooms and the laundry area. The primary bedroom boasts a large walk-in closet and an en-suite bathroom, filled with natural light coming in through a large window. The second bedroom features a walk-in closet and a built-in bookshelf, the third bedroom has a spacious closet and a window with the outside view. The secondary bedrooms share a nicely appointed full bathroom.

The basement suite (illegal) is filled with natural light and features a separate entrance, a huge bedroom, office space, a full bathroom, a separate laundry and the kitchen which is compact, yet well-appointed with modern amenities. This below-grade area is perfect for



hosting guests or creating a home office.

The expansive backyard, complete with a wooden deck, is ideal for summer evenings and night parties. The backyard leads to the rear entrance of the double detached garage, providing ample parking and storage space. Located in the desirable Hillcrest community of Airdrie, this property offers the perfect blend of comfort, convenience, and community. Hillcrest is a family-friendly neighbourhood with parks, playgrounds, and walking trails. You can get easy access to shopping, dining and entertainment options, as well as proximity to schools and major transportation routes. With its small-town charm and big-city amenities, Airdrie is an ideal place to call home.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224218    |
| Price          | \$659,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,570       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 208 Hillcrest Road Sw |
| Subdivision | Hillcrest             |
| City        | Airdrie               |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 4J8 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Quartz Counters                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | Central Air                                                                                                 |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full, Suite, Exterior Entry                                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 83             |
| Zoning         | R1-L           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.