

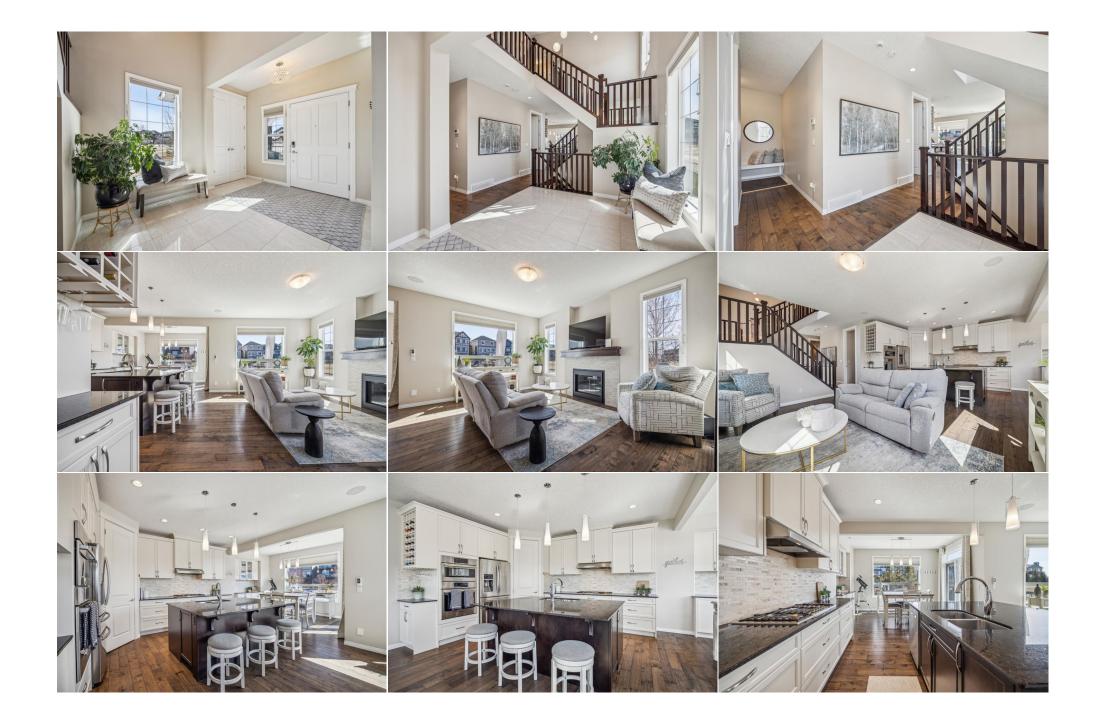
148 HILLCREST Drive, Airdrie T4B 4B1

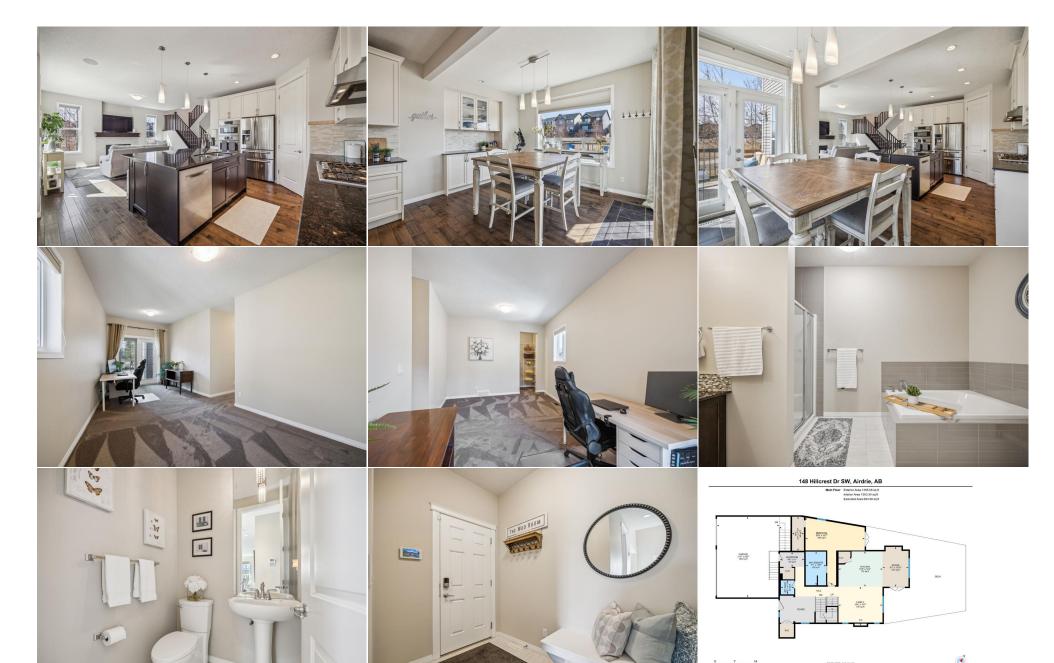
MLS®#:	A2124930	Area:	Hillcrest	Listing Date:	04/22/24	List Pri	ce: \$999,000			
Status:	Active	County:	Airdrie	Change:	None	Associ	ation: Fort McMurray			
				<u>General Inf</u> Prop Type: Sub Type: City/Town: Year Built:		Residential Detached Airdrie 2015	<u>Finished Floor Area</u> Abv Sqft:	3,026	DOM 27 Layout Beds: Baths:	4 (4) 4.5 (4 1)
TET				<u>Lot Informa</u> Lot Sz Ar: Lot Shape:	i <u>tion</u>	5,892 sqft	Low Sqft: Ttl Sqft:	3,026	Style: <u>Parking</u>	2 Storey
		1		Access: Lot Feat:		Backs on to Park	Green Snace Lawn		Ttl Park: Garage Sz:	6 3
				Park Feat:		Backs on to Park/Green Space,Lawn Parking Pad,Triple Garage Attached				
						Utilities and Feat	ures			

Roof: Heating: Sewer:	Asphalt Shingle High Efficiency,In Floor		Construction: Vinyl Siding Flooring:	Vinyl Siding				
Ext Feat:	Lighting		Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:	bl: Built-In Oven,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Gas Cooktop,Gas Water Heater,Microwave,Range Hood,Washer,Water Softener Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Storage Room Information							
Room	Level	Dimensions	<u>Room</u>	Level	Dimensions			
2pc Bathroom	Main	4`11" x 4`8"	4pc Ensuite bath	Main	11`9" x 7`1"			
Bedroom	Main	23`7" x 20`8"	Dining Room	Main	13`10" x 9`1"			
Family Room	Main	13`7" x 15`4"	Kitchen	Main	12`4" x 15`5"			
Mud Room	Main	5`1" x 8`6"	Walk-In Closet	Main	11`11" x 4`1"			
5pc Bathroom	Upper	11`10" x 4`11"	5pc Ensuite bath	Upper	14`5" x 10`4"			
Bedroom	Upper	10`9" x 17`7"	Bedroom	Upper	12`8" x 16`6"			
Family Room	Upper	18`6" x 23`5"	Laundry	Upper	7`8" x 5`2"			

Bedroom - Primary 3pc Bathroom Furnace/Utility Room	Upper Basement Basement	12`5" x 15`5" 9`8" x 4`11" 12`8" x 10`7"	Walk-In Closet Game Room	Upper Basement	12`1" x 6`3" 35`7" x 43`10"				
	Dasement	12 0 × 10 /	Legal/Tax/Financial						
Title: Fee Simple Legal Desc:	1413171	Zoning: R1	Remarks						
Pub Rmks:	Welcome to your ESTATE home with so much luxury living and every detail has been meticulously crafted to offer the utmost in comfort, convenience, and elegance in the heart of HILLCREST. Nestled on a serene corner lot backing onto a park and greenspace offering your family the biggest play space right behind but little maintenance yard for maintaining. The best of both worlds! This stunning estate home boasts a TRIPLE CAR garage with a SEPARATE WALK-UP basement from the garage, 3 bedrooms up and one on the main floor and potential for another in the finished basement and 4.5 baths! So many upgrades in this home that works for many typed of families. The main floor also offers a unique NANNY SUITE or MIL SUITE on the main floor, an incredible open concept layout and very functional floorplan with so many extras! From the moment you enter you notice the gorgeous open staircase and huge foyer to greet your guests. The home is bright and modern with warm tones and refined beauty to make you feel at home immediately. Upon entering you are led into the kitchen and living room area with gas fireplace and hardwood floors, big bright windows and a custom chefs kitchen with butler's pantry, gorgeous shaker style cabinetry granite countertops, Stainless steel appliance including a double wall oven/microwave, gas stove, and built in butler's pantry or hutch for entertaining. A dining room off the kitchen is surrounded by tons of bright windows that lead you out to your amazing backyard with incredible deck, built in hot tub, and entertaining space. You are also surrounded by a SOUTH FACING backyard with greenspace and playgrounds and parks behind and on the side of your home giving you and your family so much space to enjoy. Back inside the main floor has a big bedroom with a full 4pc bath with its own entry to the deck outside which gives you a master on the main if you need. A two-piece powder room and mud room complete the level. Upstairs you have a good size master bedroom with stunning spa-like ensuite with corner soa								

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





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