



THE
A-TEAM

**RE/MAX
FIRST**

148 HILLCREST Drive, Airdrie T4B 4B1

MLS®#: **A2124930**

Area: **Hillcrest**

Listing Date: **04/22/24**

List Price: **\$999,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**
Lot Information
Lot Sz Ar: **5,892 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,026**
Low Sqft:
Ttl Sqft: **3,026**

DOM

27
Layout
Beds: **4 (4)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn**
Park Feat: **Parking Pad, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, In Floor**
Sewer:
Ext Feat: **Lighting**

Construction: **Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Washer, Water Softener**
Int Feat: **Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
Bedroom	Main	23`7" x 20`8"
Family Room	Main	13`7" x 15`4"
Mud Room	Main	5`1" x 8`6"
5pc Bathroom	Upper	11`10" x 4`11"
Bedroom	Upper	10`9" x 17`7"
Family Room	Upper	18`6" x 23`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	11`9" x 7`1"
Dining Room	Main	13`10" x 9`1"
Kitchen	Main	12`4" x 15`5"
Walk-In Closet	Main	11`11" x 4`1"
5pc Ensuite bath	Upper	14`5" x 10`4"
Bedroom	Upper	12`8" x 16`6"
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"
Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R1 1413171		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 soaker tub, glass shower, dual vanity and large walk-in closet. Separating this space is a large bonus room with built in for TV and full 4pc bath off the bonus room with two more very large bedrooms with good size closets. The basement is fully finished with a huge rec space and gym area and gorgeous 4pc bath with jet shower and bidet. It also has a walk up to the garage allowing you to create a separate space for a teen or family member, a 50,000 upgrade. Your dream triple car, heated garage creates an amazing extra indoor space to work or park your vehicles with a lift that is negotiable, and the exterior is lit up at night with GEMSTONES and a front covered deck oasis to spend time and watch the sun go down or say goodbye to guests. This home has so much to offer and too many upgrades to list. A perfect family home in the heart of Hillcrest! Book your showing today. Will not last.				
Inclusions: Property Listed By:	Hot Tub CIR Realty				
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					











