



THE
A-TEAM

**RE/MAX
FIRST**

176 HILLCREST Drive, Airdrie T4B 4B1

MLS®#: **A2143491**

Area: **Hillcrest**

Listing Date: **06/21/24**

List Price: **\$839,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$20k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,368 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

DOM

99

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Dog Run, Garden**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**
Flooring: **Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked**
Int Feat: **Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`4" x 12`2"
Dining Room	Main	11`4" x 10`4"
Foyer	Main	11`7" x 9`11"
Bedroom - Primary	Second	14`5" x 16`1"
Walk-In Closet	Second	
Bedroom	Second	11`1" x 10`8"
5pc Bathroom	Second	

Room	Level	Dimensions
Family Room	Main	15`4" x 15`11"
Den	Main	10`9" x 9`11"
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Bedroom	Second	9`11" x 10`11"
Bedroom	Second	13`0" x 9`11"
Bonus Room	Second	20`8" x 17`2"

Laundry
Bedroom

Second
Basement

7`2" x 9`0"
12`4" x 12`7"

Game Room
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

25`10" x 22`1"

Title:
Fee Simple
Legal Desc:

1413171

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this stunning 5-bedroom, 3 1/2 bath family home in lovely Hillcrest. This unique home boasts over 3560 square feet of development and backs onto a pathway. Features include: a main floor den that could be used as an additional bedroom, a spacious bonus room, 9' ceilings on the main, gas fireplace in the family room, and a professionally developed basement. Upon entry into the large foyer you will be amazed at the open main floor design. The large open-concept kitchen has a spacious island with quartz countertops, ample cupboards, many drawers, and plenty of counter space. Enjoy the stainless steel appliances, including: a brand new refrigerator, brand new dishwasher, and a newer stove with a microwave/hood fan. This is a great family home for entertaining with the kitchen being the focal point. There is a deck off the dining area with access to a south facing backyard. Let the sun shine in! The yard was recently sodded and backs onto the pathway! Perfect for puppy lovers! The upper floor features a huge primary bedroom with a massive walk in closet. The bedroom has a beautiful 5-piece ensuite bathroom with a large separate glass shower and soaker tub. There are 3 more generous sized bedrooms each with large walk in closets, another 5-piece bath, a large bonus room and a laundry room with lots of room to work in. The basement is fully developed with a huge recreation room, 4- piece full bath, bedroom, and extra washer/dryer set, perfect for a nanny suite. Some other features for this home include: charming stone accents on the front, great curb appeal and lots of parking. Situated close to schools, shopping, and numerous amenities, this home is ideal for families looking for comfort and convenience. You won't run out of things to do! Don't miss the opportunity to make this exceptional property your new wonderful home.

Inclusions:
Property Listed By:

n/a
MaxWell Canyon Creek

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











