

**297 HILLCREST Road, Airdrie T4B 4K1**

MLS®#: **A2153974** Area: **Hillcrest** Listing Date: **07/31/24** List Price: **\$549,900**  
 Status: **Active** County: **Airdrie** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2016**  
 Lot Information  
 Lot Sz Ar: **2,870 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,408**  
 Low Sqft:  
 Ttl Sqft: **1,408**

DOM

**49**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 10`3"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`11" x 12`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 12`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>2pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1612914**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Welcome to your new home in the vibrant community of Hillcrest! This beautiful WALK-OUT home features 3 bedrooms up, 2 full bathrooms and 2 half bathrooms plus fully finished walk-out basement. As you step inside, you'll be greeted by high ceilings(9ft ceilings) that create an open and airy feel. The main floor offers an ideal floor plan with an elegant kitchen, featuring granite countertops, a large island perfect for meal prep and gatherings, and a pantry. Stainless steel appliances with newer microwave hood fan and dishwasher. Spacious living and dining area with great views. Upgraded with pot lights throughout the main floor and A/C unit. Upper floor, you will find a primary suite with a walk-in closet and private ensuite bathroom. Two other good sized bedrooms, another full bathroom and the laundry room. The fully finished WALK-OUT basement is approved for daycare use can also be used as other home based businesses. But it is a cozy entertainment space with a separate entrance leading to a covered patio and a fenced, landscaped backyard. This area is perfect for hosting gatherings or enjoying outdoor activities. Beyond the home's remarkable features, Hillcrest offers a vibrant community with parks, green spaces, shopping, and quality schools all nearby. This is an opportunity you won't want to miss. Schedule your viewing today and make Hillcrest your new home!**

Inclusions:  
Property Listed By:

**Security System  
RE/MAX Complete Realty**

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