



THE
A-TEAM

**RE/MAX
FIRST**

1149 HILLCREST Lane, Airdrie T4B3W2

MLS® #: **A2155993**

Area: **Hillcrest**

Listing Date: **08/08/24**

List Price: **\$589,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,919

Year Built:

2013

Low Sqft:

Ttl Sqft:

1,919

Lot Information

Lot Sz Ar:

3,391 sqft

Lot Shape:

DOM

41

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Lawn,Rectangular Lot

Park Feat:

Double Garage Attached,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground,Storage**

Construction:

Composite Siding,Stone,Vinyl Siding,Wood

Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Granite Counters,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`3"
Foyer	Main	8`2" x 7`2"
Living Room	Main	13`5" x 16`9"
4pc Ensuite bath	Second	9`3" x 10`8"
Bedroom	Second	10`0" x 10`0"
Laundry	Second	8`5" x 5`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`1" x 9`1"
Kitchen	Main	9`8" x 16`5"
4pc Bathroom	Second	8`11" x 5`0"
Bedroom	Second	10`0" x 10`1"
Family Room	Second	15`1" x 13`10"
Bedroom - Primary	Second	13`5" x 15`1"

Title: **Fee Simple**
 Legal Desc: **1310094**

Zoning: **R2**

Remarks

Pub Rmks: **Ensure you are pre-approved for a mortgage. Welcome to your dream home at 1149 Hillcrest Lane SW, Airdrie! This meticulously maintained semi-detached duplex, built in 2013, is ideally situated in the highly sought-after community of Hillcrest. It's ideal for first-time buyers, those looking to upsize, and families eager to settle in a vibrant neighbourhood, offering a lifestyle that blends comfort, convenience, and community charm. Step inside to discover a total floor area of 1,919.03 sq ft of thoughtfully designed living space. The main floor welcomes you with a wide foyer featuring tile flooring, leading seamlessly into the cozy living room. Here, carpeted floors and a charming gas fireplace set the tone for relaxing evenings. The gourmet kitchen, adorned with granite countertops, hardwood flooring, and ample cabinetry, is a chef's delight, flowing effortlessly into a spacious dining area perfect for family gatherings. A stylish 2-piece washroom on the main floor adds convenience for guests. At the same time, a double-car garage provides ample space for two mid-sized cars, a regular car, SUV, or van, with additional parking available on the long driveway and an extra gravel-laned spot beside it. On the upper floor, you'll find a generous-sized primary suite that easily accommodates a king-size bed. The luxury of a walk-in closet and a 4-piece ensuite featuring a soaker tub and an oversized shower with a seat makes this a perfect retreat. An upstairs bonus/family room provides a versatile space for relaxation or entertainment, while two additional well-sized bedrooms offer plenty of space for family members or guests. A 4-piece main bathroom and an upper-floor laundry room with storage shelves enhance the functionality of this floor. The spacious basement, featuring two windows, presents a blank canvas ready for future development to suit your tastes and needs. Outdoor living is equally appealing, with sliding glass patio doors from the dining area leading to a large rear deck with laminate flooring. It's the perfect spot for summer BBQs and gatherings. The fully fenced, low-maintenance backyard offers a safe play area for kids and pets, creating an oasis for relaxation and fun. Hillcrest is a vibrant community with a wealth of amenities at your doorstep. Enjoy the convenience of nearby parks, grocery stores like Save-On-Foods and Walmart, cozy cafes such as Bida's Kape and Samosa Cafe, and popular restaurants including The Cravery and Morning Brunch Co. Schools are within easy reach, making morning drop-offs a breeze, and with quick access to transit and major roads, commuting is hassle-free.**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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









