



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 HILLCREST Close, Airdrie T4B4B3**

MLS®#: **A2159673**      Area: **Hillcrest**      Listing Date: **08/23/24**      List Price: **\$639,999**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2019**      Abv Sqft: **1,821**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,218 sqft**      Ttl Sqft: **1,821**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**  
 Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 11`11"	Kitchen	Main	13`0" x 11`2"
Dining Room	Main	10`10" x 10`1"	Foyer	Main	8`10" x 4`8"
Mud Room	Main	6`5" x 3`2"	2pc Bathroom	Main	5`1" x 4`11"
Bedroom - Primary	Second	14`1" x 11`11"	Walk-In Closet	Second	6`7" x 4`9"
4pc Ensuite bath	Second	8`3" x 6`7"	Bedroom	Second	9`11" x 9`3"
Bedroom	Second	9`11" x 9`3"	Laundry	Second	6`1" x 3`2"
4pc Bathroom	Second	8`1" x 4`10"	Bedroom	Third	12`10" x 12`0"

Den Third 12`0" x 11`11" 4pc Bathroom Third 8`11" x 4`11"  
Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R1-L  
Legal Desc: 1712126  
Remarks

Pub Rmks: **Price reduced and sellers are motivated! Welcome to this exceptional three-story gem in the serene and picturesque community of Hillcrest Airdrie. This rare find boasts 3 floors with four generously-sized bedrooms above grade, providing ample space for your family to grow and thrive. Enjoy the luxury of central air conditioning on warm days, while the heated double garage ensures comfort during chilly months. Step outside onto the beautiful deck, complete with a natural gas BBQ hookup—perfect for summer gatherings. The unfinished basement features high ceilings, offering endless potential for customization to suit your needs. With its proximity to several top-rated schools, this home combines tranquility with convenience, making it an ideal setting for family life.**

Inclusions: **Garage Heater**  
Property Listed By: **Real Broker**

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











