



THE
A-TEAM

**RE/MAX
FIRST**

239 HILLCREST Heights, Airdrie T4B 3Z2

MLS®#: **A2159876**

Area: **Hillcrest**

Listing Date: **08/30/24**

List Price: **\$949,000**

Status: **Active**

County: **Airdrie**

Change: **-\$40k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **2,522**

Low Sqft:

Ttl Sqft: **2,522**

Lot Information

Lot Sz Ar: **4,736 sqft**

Lot Shape:

DOM

19

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**

Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`5" x 11`0"	Living Room	Main	13`2" x 15`10"
Kitchen	Main	11`10" x 15`11"	Spice Kitchen	Main	7`2" x 8`5"
Dining Room	Main	12`0" x 11`4"	Den	Main	9`6" x 12`0"
Bonus Room	Upper	11`1" x 18`6"	Laundry	Upper	7`6" x 5`6"
Bedroom - Primary	Upper	13`6" x 16`6"	Walk-In Closet	Main	11`2" x 6`2"
Bedroom	Upper	13`7" x 9`11"	Bedroom	Upper	10`9" x 9`4"
Bedroom	Upper	12`4" x 10`5"	2pc Bathroom	Main	

5pc Ensuite bath
5pc Bathroom

Upper
Upper

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1710299

Remarks

Pub Rmks:

Sitting on one of the highest elevations in all of Airdrie...a TRUE LUXURY HOME...offering an ICONIC PANORAMIC VIEW | 4 BEDROOMS UPSTAIRS with a *RARE* DOUBLE MASTER LAYOUT...2 of the upstairs bedrooms have their own ensuite | 3 FULL BATH UPSTAIRS | UPSTAIRS LAUNDRY ROOM | BONUS ROOM | Massive OVERSIZED End-to-End DECK Overlooking eternal skies | WALKOUT BASEMENT | CENTRAL AIR CONDITIONING | EXTRA SPICE KITCHEN |and direct access to a walking path showcasing a SUNRISE SO EXQUISITE... no photographer could capture its natural beauty. Welcome to 239 Hillcrest Heights! The home with a MILLION DOLLAR VIEW! Backing onto an extensive walking path sits this stunning, like-new 4 bedroom, 3.5 bathroom walkout home loaded with upgrades! Over 2,520 sq. ft. of beautifully styled space perfectly combines beauty with function with wide plank flooring, stone countertops, abundant natural light and central air conditioning keeping you comfortable in any season. The soaring open to above foyer creates a show-stopping first impression. Show off your culinary prowess in the gourmet kitchen featuring a plethora of full-height cabinets, stainless steel appliances, a gas cooktop, a beverage fridge and a massive island to casually gather. A separate spice kitchen is well equipped with loads of storage, a gas stove and a sink making it perfect for cooking, catered parties and large-scale entertaining. Oversized windows and designer lighting create a casually elegant place to gather over a delicious meal in the dining room. Sit back and relax in front of the living room fireplace with floor-to-ceiling tile for a dramatic focal point. A large den allows for an open home office or a great place for kids to study, art, craft or store their toys. A mudroom leads directly from the garage to the pantry for easy grocery unloading. Gather in the upper level bonus room for movies, games and engaging conversations. The swoon-worthy primary oasis is an inviting escape with a spa-inspired ensuite featuring dual sinks, a relaxing soaker tub, a separate oversized shower, a makeup vanity and a large walk-in closet. 3 additional bedrooms are also on this level, one with its own private ensuite while the other 2 share the 5-piece with dual sinks, no more listening to the kids fight over the bathroom! Laundry is conveniently on this level as well. The walkout basement awaits your dream development. The full-width upper deck with a gas line has plenty of room for hosting summer barbecues or lounging during your free time. Enjoy the shade that the covered lower patio offers while watching the kids play in the large grassy yard that continues onto the walking path, perfect for pet owners and active families. Centrally located in Airdrie's premier community of Hillcrest. This versatile community has everything at your fingertips - schools, numerous parks, extensive walking paths, shops and mere minutes to the Queen Elizabeth II highway for easy access to Cross Iron Mills Mall, Costco and Calgary.

Second gas cooktop and oven in the spice kitchen, safe in master closet, security camera.

Inclusions:
Property Listed By:

eXp Realty

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











