



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 HILLCREST Drive, Airdrie T4B 0Y8**

MLS®#: **A2160299**

Area: **Hillcrest**

Listing Date: **08/27/24**

List Price: **\$669,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Airdrie**

Year Built: **2015**

Lot Information

Lot Sz Ar: **4,154 sqft**

Lot Shape:

Access:

Lot Feat: **Rectangular Lot,See Remarks**

Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage**

DOM

**22**

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Central Vacuum,No Smoking Home,Stone Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 12`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 9`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`2" x 7`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 9`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 9`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`9" x 6`1"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 13`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

**1413171**

Zoning:  
**RU-1**

Remarks

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Pub Rmks: **This wonderful family home is looking for new owners! The main floor boasts an open-concept design, complete with a roomy kitchen featuring stone countertops, a walk-in pantry, and a large dining area, as well as an open living room with lots of sunny windows! The upper level features a spacious bonus room, three large bedrooms, including the large primary bedroom with its own four-piece ensuite and a generous walk-in closet. Additionally, the laundry room is conveniently situated upstairs, along with another 4 piece bathroom! The basement, featuring large windows and rough-in plumbing for a bathroom, awaits your creative finishing touches! The attached double garage is fully insulated - and heated! Situated in the family friendly Community of Hillcrest, this home is conveniently located within walking distance to a K-8 school, shopping, and numerous pathways and parks nearby!**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX ACA Realty**

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