



THE
A-TEAM

**RE/MAX
FIRST**

251 HILLCREST Circle, Airdrie T4B 0Y6

MLS®#: **A2164761**

Area: **Hillcrest**

Listing Date: **09/12/24**

List Price: **\$695,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **1,907**

Low Sqft:

Ttl Sqft: **1,907**

Lot Information

Lot Sz Ar: **3,984 sqft**

Lot Shape:

DOM

7

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**

Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 12`1"
Dining Room	Main	8`5" x 10`9"
Mud Room	Main	6`0" x 4`5"
Bonus Room	Second	14`7" x 17`9"
Bedroom	Second	10`1" x 9`11"
Bedroom - Primary	Second	15`1" x 12`4"
Game Room	Basement	17`0" x 21`8"

Room	Level	Dimensions
Kitchen	Main	13`6" x 10`9"
Pantry	Main	6`10" x 4`0"
2pc Bathroom	Main	2`8" x 6`5"
Bedroom	Second	10`0" x 9`11"
5pc Ensuite bath	Second	9`1" x 10`6"
4pc Bathroom	Second	4`11" x 8`6"
4pc Bathroom	Basement	5`4" x 8`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

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Remarks

Pub Rmks: **Welcome to this beautiful 3-bedroom, 2.5-bathroom detached home with a front garage, located in the highly sought-after community of Hillcrest in Airdrie! This family-friendly home offers a thoughtfully designed layout with a spacious upstairs bonus room perfect for relaxing or entertaining. You'll love the convenience of the upstairs laundry. The fully finished basement features brand-new carpeting, a large recreation room, and a full bathroom, providing extra space for your family to grow. Outside, the huge backyard is ideal for entertaining and includes a BBQ gas line for those summer cookouts. The home also boasts a tankless water heater for endless hot water. Conveniently located close to schools, playgrounds, and all the amenities you need, this home is perfect for families looking to settle in a vibrant community. Don't miss your chance to make this beautiful home yours!**

Inclusions:
Property Listed By: **Storage Shed
eXp Realty**

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











