



THE
A-TEAM

**RE/MAX
FIRST**

590 HILLCREST Road, Airdrie T4B4C8

MLS®#: **A2167937** Area: **Hillcrest** Listing **09/25/24** List Price: **\$544,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2015** Abv Sqft: **1,346**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,997 sqft** Ttl Sqft: **1,346**
 Lot Shape:

DOM

87
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 11`7"	Kitchen	Main	12`9" x 10`10"
Dining Room	Main	9`7" x 7`3"	Game Room	Basement	18`6" x 12`6"
Walk-In Closet	Upper	9`5" x 4`11"	Laundry	Upper	3`5" x 3`1"
Bedroom - Primary	Upper	11`10" x 11`5"	Bedroom	Upper	10`5" x 8`3"
Bedroom	Upper	10`5" x 8`2"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Lower				

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

1513207

Remarks

Pub Rmks: **Wonderful opportunity to own a fully finished home in the sought-after neighbourhood of Hillcrest! This stunning townhome (NO CONDO FEES) must be seen to be appreciated! Upon entering you are greeted by many upgrades, an open floor plan, and neutral décor! The living room is highlighted by large windows offering loads of natural light. The kitchen is a chef's dream with stainless steel appliances and ample cabinet and counter space (QUARTZ), with a generous eating area separating the space. The upper level boasts three bedrooms, one of which is the primary retreat that is spacious and offers a walk-in closet and 4-piece ensuite. The two additional bedrooms are a great size and there is an additional 4-piece bathroom and upstairs laundry. The lower level is professionally developed by the builder (Shane Homes) and features a recreation room and a flex area, (currently used as bar), that could easily be converted into a 4th bedroom with the addition of a wall. A 4-piece bathroom and lots of built-in storage space completes the lower level. The backyard has low-maintenance landscaping and is fully fenced with a concrete patio. Finally, take advantage of secure parking in the double detached garage. This gorgeous home is close to all amenities including Coopers Promenade and walking distance to Northcott Prairie School. Book your private showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Rocky View Real Estate**

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









