



THE
A-TEAM

**RE/MAX
FIRST**

431 HILLCREST Circle, Airdrie T4B 4B2

MLS®#: **A2175247**

Area: **Hillcrest**

Listing Date: **10/25/24**

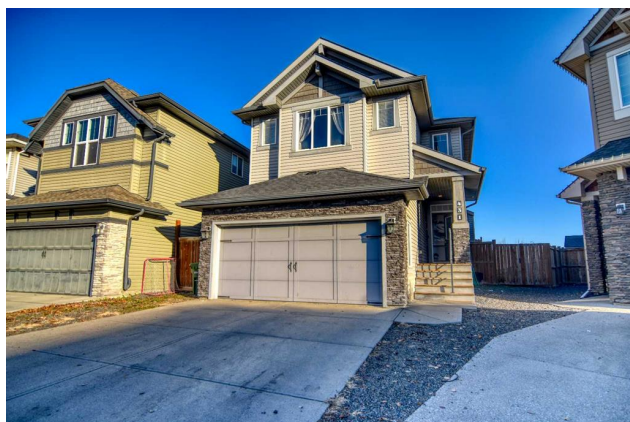
List Price: **\$650,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**
Lot Information
Lot Sz Ar: **4,572 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,876**
Low Sqft:
Ttl Sqft: **1,876**

DOM

26
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Level**
Park Feat: **Concrete Driveway, Double Garage Attached, Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 11`3"	Dining Room	Main	11`0" x 10`0"
Kitchen With Eating Area	Main	13`5" x 11`7"	Laundry	Main	6`2" x 6`0"
Pantry	Main	4`4" x 4`2"	Foyer	Main	13`1" x 5`10"
Bonus Room	Second	17`11" x 11`5"	Bedroom - Primary	Second	14`0" x 12`7"
6pc Ensuite bath	Second	13`3" x 10`0"	Bedroom	Second	10`0" x 9`8"
Bedroom	Second	10`0" x 9`6"	4pc Bathroom	Second	8`8" x 4`11"
Walk-In Closet	Second	8`5" x 4`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1411136

Remarks

Pub Rmks: **TERRIFIC family home located on a quiet crescent in the highly desirable Hillcrest community -- JUST minutes walk to the area schools - community parks & pathways - local shopping and GREAT access in & out of south Airdrie for easy commuting. -- THE main floor has a spacious foyer which leads to an "open concept" GREAT room / kitchen / dining area. The kitchen is bright and spacious with an eating island & large corner pantry. From the dining area there is access to a large deck and a beautiful large & private backyard - with loads of potential. Main floor powder room. The laundry is conveniently located in the back entry with direct access to the double attached garage. -- UPSTAIRS boasts a large BONUS/family room - a good size PRIMARY bedroom with a nice bright & functional ensuite. Both secondary bedrooms are a good size with ample closet space - plus - a full main bathroom. -- LOWER-level development includes a LARGE family / games room and a bathroom - plus storage. -- THE GARAGE - fully insulated - HEATED - tons of shelves & storage. GREAT home - GREAT value - GREAT opportunity. CALL your favorite realtor -or- come CHECK-it-OUT at the Saturday & Sunday - "OPEN Houses" -- from 1:30 PM -till- 4:00 PM.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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



