

345 HILLCREST Square, Airdrie T4B 4H8

MLS® #: **A2176414** Area: **Hillcrest** Listing Date: **10/31/24** List Price: **\$519,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1,677 sqft**
 Lot Shape:

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Lawn,Level**
 Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`8" x 10`3"	Living Room	Main	13`11" x 11`5"
Dining Room	Main	13`10" x 7`3"	Bedroom - Primary	Upper	13`10" x 12`8"
Bedroom	Upper	11`3" x 9`2"	Bedroom	Upper	11`3" x 9`2"
4pc Ensuite bath	Upper		4pc Bathroom	Upper	
2pc Bathroom	Main				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R2-T

1710281

Remarks

Pub Rmks:

****OPEN HOUSE SATURDAY, NOV 30TH, 1PM-3PM** DON'T MISS OUT on your chance to own this immaculate 3 bedroom MODERN TOWNHOME with NO CONDO FEES and upgrades throughout, on a QUIET STREET LOCATION! This is one of the larger layouts available and is close to all your local amenities, parks/paths, and multiple schools. Highlights of this bright and open home include a large CHEF'S kitchen with granite counters | island & breakfast bar | PANTRY | SS appliances, stylish vinyl plank flooring, updated carpets/underlay and potlights, HUNTER DOUGLAS BLINDS throughout (\$6,000 value), an UPSTAIRS LAUNDRY ROOM, a large yard space, and the list goes on! The main level showcases large and open living/dining areas with access to the FENCED YARD, perfect for entertaining. Upstairs is where you discover the large primary bedroom with a stunning spa-like ENSUITE and a WALK-IN CLOSET. You will also find the 2 large secondary bedrooms, the laundry room, another full bath. The full basement awaits your creativity and has the bathroom rough-in. ADDITIONAL UPGRADES include matching granite counters in all bathrooms with undermount sinks, the knock-down ceiling texture, TV wiring conduit added in the living room, pot lights in the kitchen, and a BBQ gas line outside. Convenience is all around where you will discover the local paths/parks, local shopping plazas, restaurants, groceries, coffee shops and more, only minutes away! Come see this one before it's gone...**

Inclusions:

N/A

Property Listed By:

Royal LePage Solutions

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











