



THE
A-TEAM

**RE/MAX
FIRST**

230 HILLCREST Square, Airdrie T4B 4J2

MLS®#: **A2180379**

Area: **Hillcrest**

Listing Date: **11/22/24**

List Price: **\$518,000**

Status: **Active**

County: **Airdrie**

Change: **-\$2k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **1,482**
Low Sqft:
Ttl Sqft: **1,482**

Lot Information

Lot Sz Ar: **2,151 sqft**
Lot Shape:

DOM

29
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	14`9" x 16`9"
Kitchen	Main	49`6" x 32`2"
4pc Bathroom	Second	32`6" x 13`5"
Bedroom	Second	30`10" x 40`4"
Bedroom - Primary	Second	44`7" x 41`4"
2pc Bathroom	Basement	16`5" x 24`3"
Game Room	Basement	56`1" x 43`8"

Room	Level	Dimensions
Dining Room	Main	25`7" x 43`0"
Living Room	Main	36`9" x 43`0"
5pc Ensuite bath	Second	13`6" x 38`1"
Bedroom	Second	29`6" x 36`5"
Walk-In Closet	Second	20`8" x 20`1"
Bonus Room	Basement	23`0" x 48`3"
Furnace/Utility Room	Basement	23`7" x 27`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

1710281

Remarks

Pub Rmks: **This townhome has excellent upgrades NO CONDO FEES!!! Step into this beautiful 3-bedroom, 4-bathroom townhome located in the highly desirable community of Hillcrest. From the permanent LED exterior lighting, perfect for year-round festive displays, to the insulated garage that's ready for all seasons, this home is thoughtfully designed for modern living. The basement is mostly finished, offering extra space and even includes a convenient 2-piece bathroom, so there's no need to trek upstairs. You'll also enjoy your own generously sized yard—a rare perk for townhome living. Inside, the layout is warm and inviting, with ample space for the whole family to gather and relax. The current owners love how the main floor naturally brings everyone together and the under cabinet lighting makes it cozy at night. A Samsung fridge with water dispenser and ice maker along with a gorgeous range hood, gas range. The backsplash is so nice, it sparkles. With room in front of the garage, on the driveway, and on the street, you'll never run out of space for your vehicles or guests. The bedrooms are big, the basement gets a ton of light due to the windows being above grade. There's ample storage and places for you to live the day! Hillcrest offers an incredible lifestyle, with a neighborhood school, multiple parks, and scenic walking trails all within reach. Grocery stores, restaurants, and coffee shops are just a short walk away, adding even more convenience. The community is known for its friendly atmosphere, making it a perfect place to raise a family or enjoy an active lifestyle. Living in Airdrie means experiencing small-town charm while benefiting from big-city conveniences. The city is celebrated for its excellent schools, recreational facilities, and close-knit feel, all while providing quick access to Calgary for commuters. Don't miss your chance to own this incredible property in one of Airdrie's most sought-after neighborhoods. Schedule your viewing today and see for yourself why this home is the perfect fit!**

Inclusions: **Permanent LED lighting on the exterior of the house. Undermount kitchen cabinet lighting.**
Property Listed By: **RE/MAX First**

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











