



THE
A-TEAM

**RE/MAX
FIRST**

183 HILLCREST Circle, Airdrie T4B 0Y6

MLS®#: **A2181921**

Area: **Hillcrest**

Listing Date: **12/13/24**

List Price: **\$679,913**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,736 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,039**
Low Sqft:
Ttl Sqft: **2,039**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Central Vacuum,Double Vanity,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`8" x 11`6"
Laundry	Main	10`8" x 7`5"
Dining Room	Main	11`8" x 9`5"
Bonus Room	Upper	15`9" x 17`11"
Bedroom	Upper	9`11" x 10`9"
Walk-In Closet	Upper	5`8" x 3`11"
Walk-In Closet	Upper	4`1" x 6`3"

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 5`0"
Kitchen With Eating Area	Main	12`1" x 18`8"
Living Room	Main	15`9" x 13`0"
4pc Bathroom	Upper	8`2" x 5`5"
Bedroom	Upper	10`4" x 10`9"
Bedroom - Primary	Upper	11`11" x 12`11"
5pc Ensuite bath	Upper	11`11" x 9`8"

**4pc Bathroom
Bedroom**

**Basement
Basement**

**10`11" x 8`0"
11`3" x 11`9"**

**Flex Space
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**15`5" x 18`1"
10`11" x 13`6"**

Title:
Fee Simple
Legal Desc:

1111752

Zoning:
R1-U

Remarks

Pub Rmks:

This beautifully renovated home in the desirable Hillcrest community of Airdrie offers a perfect blend of luxury, comfort, and functionality. As you step inside, you are welcomed by a spacious mudroom. backyard deck through a glass sliding door, making it ideal for entertaining *HUGE HOT TUB*** comes with this sale. Backyard has gazebo, a firepit and 6 fully grown SWEDISH ASPEN TREES with no immediate neighbour at the back along with wooden privacy wall to maintain privacy of your family. The living room with HARDWOOD FLOOR is generous in size and highlighted by a stunning stone-faced fireplace, creating a cozy and inviting atmosphere. A convenient two-piece bathroom and laundry room with a built-in sink are also located on the main floor. Upstairs, the elegant primary bedroom offers a large window that allows natural light to brighten up the room, along with a walk-in closet and a luxurious 5-piece ensuite featuring double vanities. Two additional spacious bedrooms and a well-maintained 4-piece bathroom, TILES IN BATHROOMS ,The upper level is completed by a large bonus room with high ceilings and a wet bar, offering endless possibilities for entertainment. The fully developed basement can be accessed from GARAGE as well providing more privacy to potential tenants, including a family/rec room, an additional bedroom, and a 4-piece bathroom, ensuring comfort for everyone completes with a beautiful BARN STYLE DOOR. ***STORAGE SHED BUILT OUTSIDE GARAGE PROVIDES STORAGE FOR LAWN MOWING AND SNOW REMOVAL EQUIPMENT*** POND VIEW FROM 2ND FLOOR PAST BEHIND ROAD*** Additional highlights include AIR CONDITIONING, a double attached garage with high ceilings, a VACUME SYSTEM, a gas line on the deck and window blinds. This home offers everything you could need and more. \$\$\$MINUTES WALK TO MCDONALDS, SHOPPERS DRUGMART SHELL GAS , SAVE-ON-FOODS ETC\$\$\$. AIRDRIE DOWNTOWN IS ALSO MINUTES AWAY HAS WALMART, HOME DEPOT, WINNERS AND LONDON DRUGS ETC. Few pounds ,parks and Northcott Prairie School close by and new 40th exit going to highway towards Calgary AND CROSS IRONS MALL is an easy access.**

Inclusions:
Property Listed By:

**hot tub
Real Estate Professionals Inc.**

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











